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MEETING REPORT - 390th Regular Meeting

Thursday, January 20, 1977
1:00 P. M.
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, California 94102

PRESENT:

Authority Members: Donald Magnin, Chairman
Francis H. Louie
Michael J. McFadden, M. D.
Achille H. Muschi

Authority Staff: Arthur S. Becker, Director
Robert A. Kenealey, Deputy City Attorney
Helen M. Ellis, Recording Secretary

Guests: James W. Meyer, Tudor Engineering Co., 149 New Montgomery St.
Joe Eng, Tudor Engineering Co., 149 New Montgomery St.
Rudy Schulze, Mission Merchants Association, 2501 Mission St.
Martin Winslow, Mission Merchants Association, 2330 Mission St.
Roger W. Otto, Mission Merchants Association, 2601 Mission St.
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St.
Nancy Katz, North Beach Parking Committee, 2 Whiting St.
Mike Quan, Department of Public Works, 460 McAllister St.
Harry J. Aleo, San Francisco Council of District Merchants Assns., 4072 - 24th St.
Wm. Marconi, Traffic Engineer, Bureau of Engineering, 460 McAllister St.
Scott Shoaf, Bureau of Engineering, 460 McAllister St.
Kamini K. Gupta, San Francisco Council of District Merchants Assns., 2237 Chestnut St.
Del Ross, San Francisco Council of District Merchants Assns., 2000 Chestnut St.
Richard Haldeman, System Auto Parks & Garages, Inc., 71 Stevenson St.
Margaret R. Brady, Associated Democratic Club, 31 Elgin St.
Owen Brady, Outer Richmond Merchants Assn., 535 - 39th Ave.
Calvin L. Malone, Department of City Planning, 100 Larkin St.
J. Porter, Utility Audits, Office of the Controller, 109 City Hall
Mervyn Silberberg, Sacramento Merchants Assn., 3700 Sacramento St
S. E. Onorato, S. E. Onorato Garages, 550 Pine St.

1. Roll Call

Chairman Magnin called the meeting to order at 1:00 P. M. Roll call indicated a quorum present.

2. Adoption of Minutes - Regular Meeting December 16, 1976

Minutes of the above-mentioned meeting were approved as submitted.

3. Communications

a. Letter dated January 19, 1977 from Mr. Burton J. Pacioretty, Chairman, Parking Committee, Eureka Valley Merchants Association, supporting the Neighborhood Off-Street Parking Report No. 2 and urging immediate action be taken to alleviate the present parking shortage in this district as suggested in the report. In addition, that parking meters be installed from the southeast corner of Castro and Seventeenth Streets, on the south side of Seventeenth to Hartford Streets (space for approximately ten to twelve meters rather than the recommended four meters.)

b. Letter dated January 12, 1977 from Mr. Guerin Olivola, President, Marina Merchants Association, supporting the proposal in the Neighborhood Off-Street Parking Report No. 2 for the two-level addition to the present Marina Garage on Pierce Street, and seeking the Authority's approval to initiate a structural analysis to determine the feasibility of the addition to the existing structure.

4. Report of Director - Arthur S. Becker

Parking Meter Collections: Revenue for the month of December, 1976 was $204,396.01 as compared to $230,509.08 for December, 1975, a decrease of $26,113.07.

5. Consideration of request of Department of Public Works for use of Off-Street Parking Funds for traffic congestion relief by creating stacking lanes on Kearny and Clay Streets approaching the Portsmouth Square Garage entrance

Director Becker presented a letter dated September 24, 1976 from City Engineer Jeffrey Lee attaching a plan to relieve traffic congestion on Clay and Kearny Streets caused by lines of automobiles waiting to enter Portsmouth Square Garage.

This involves creating these lanes by placing pavement bars on the streets to isolate the stacking lanes from the through traffic lanes.

Review of this plan and approval of funds in the amount of $6,200 to implement this work is requested by the Department of Public Works.

Action: Upon motion by Member McFadden, seconded by Member Louie, Resolution No. 603 approving request for use of Off-Street Parking Funds for traffic congestion relief by creating stacking lanes on Kearny and Clay Streets approaching the Portsmouth Square Garage entrance was approved by the following vote: Ayes - Members Magnin, Louie, McFadden and Muschi. Noes - none. Absent - Member Dwyer.

6. Review of Neighborhood Shopping District Parking Needs - Report No. 2, Bureau of Engineering, Department of Public Works

Director Becker stated that Report No. 2 of the Neighborhood Off-Street Parking Report dated January, 1977 dealing with parking needs and treatment had been received.

Mr. Wm. Marconi, Traffic Engineer, reviewed the report and stated that the treatments proposed in this report were based on the general recommendations discussed in Report No. 1.

Treatments were proposed for 23 of the 48 neighborhood shopping districts that were surveyed during the fall of 1975. In these districts, there is an existing shortage of 1,214 parking spaces, which is expected to increase to 2,268 parking spaces in 1990. To relieve the existing parking shortage in these districts, it will cost approximately $7,441,000 based on the treatments proposed in the report. To relieve the projected 1990 shortage, it will cost approximately $18,029,000. Existing and future parking shortages in the remaining 25 districts were either quite minimal or non-existent. Where shortages exist, they could be treated by the installation of parking meters.

Based on the treatments that have been proposed for the 23 neighborhood districts, Director Becker recommended that the Authority take action to consider the following at the next meeting:

a.	Initiate additional time-limit parking	47 spaces
b.	Install parking meters	421 spaces
c.	Narrow sidewalks and establish metered angle parking	486 spaces
d.	Construct additional levels to existing lots - Mission-Bartlett Parking Plaza (and Marina Garage if structurally possible)	126 spaces
	TOTAL	1,080 spaces

Total cost would be approximately $1,300,000.

Mr. Mervyn Silberberg, representing the Sacramento Street Merchants Association, asked that this area be up-dated from Laurel to Spruce Streets rather than Laurel to Lyon Streets as recommended in the report.

Mr. Marconi stated that this is a reasonable request and could be added to the report as there has been changes along Sacramento Street since the first report was made.

Mr. Rudy Schulze, Mission Merchants Association, stated that his association is in whole-hearted support of the plan for double-decking the Mission-Bartlett Parking Plaza and asked what the priority timing for this type of solution would be.

Director Becker advised that this facility was converted to a parking meter operation, the need is there, the property is the City's, the cost is not excessive and the proposal could proceed.

In response to a request from Mrs. Nancy Katz, representing the North Beach and Telegraph Hill areas, Director Becker asked that she direct a letter to the Parking Authority setting forth the specific plans her neighborhood groups wish to have considered for merchant and residential parking for these areas.

Mr. Kamini Gupta, representing the Marina Merchants Association, suggested that the time zones for on-street parking and parking meters be extended from 6:00 PM to 9:00 PM; break with tradition and get two shifts of meter minder personnel; and work into the graphic nature of use of the double-decked facilities and restrict the lower floors to the larger cars.

Mr. Harry Aleo, Parking Committee Chairman, San Francisco Council of District Merchants Associations, was complimentary of the report and asked if it would be implemented district by district, or would letters of request be required from the individual districts.

Director Becker stated that he would welcome letters from any of the various districts for consideration.

Chairman Magnin stated that the Authority Members will need additional time to digest the full report and asked that each Member give it thorough study for full consideration at a future meeting within three or four weeks. The project is very exciting and the Authority wants to move with haste.

7. Report - San Francisco Performing Arts Center parking garage feasibility study

Director Becker stated that this project has been before the Parking Authority for the past two years and progress reports have been made at previous meetings from time to time. The current report prepared by Tudor Engineering Company entitled "Revenues, Preliminary Design and Cost Estimates - San Francisco Performing Arts Center Parking Garage" dated January, 1977 was received by the Authority just a few days ago. Consequently, the Staff and Authority Members have not had time to review its contents.

Mr. James W. Meyer, Tudor Engineering Company, briefly reviewed the report being presented on behalf of Sponsors of San Francisco Performing Arts Center on parking utilization, gross revenues, operating expenses and net revenues available for financing the proposed Performing Arts Center Garage. The garage is to be located on the north side of Grove Street between Fulton and Gough Streets and will provide parking for 598 vehicles. Also included in the report are geometric plans for the garage, a construction cost estimate and projections of gross and net parking revenues for a ten-year period and a report by Blyth Eastman Dillon & Co. showing total bond issue size and a proposed debt service schedule. Pietro Belluschi, the supervising architect for the proposed concert hall, is also the architect for the garage.

The draft environmental impact report for the garage has been completed and submitted to the Department of City Planning for first review. It is anticipated that environmental hearings will be undertaken in late January or early February. A hearing by the San Francisco Art Commission and a review by the Redevelopment Agency will also be required as part of the approval process.

Director Becker elaborated briefly that the plan for financing this facility is a new concept for the Parking Authority. It will assume the roll of the non-profit corporation, supported by a lease between the City and County of San Francisco and the Parking Authority. Anticipated revenues will cover all expenses and debt service. The City Attorney's office is in the process of drafting a resolution which would authorize the Parking Authority to issue revenue bonds for the garage upon approval by the Board of Supervisors. Representatives from the Department of City Planning, Office of the Controller and Bureau of Engineering are present and it would be the intent to submit this feasibility report to these City departments requesting their review and report their comments and recommendations to the Authority as expeditiously as possible. The Department of City Planning would be asked for findings as to conformity of the proposed garage to the City's Master Plan.

Mr. Calvin Malone, representing the Department of City Planning, pointed out that an Environmental Impact Report is also required in any Master Plan approval and estimated that their findings could be completed within a month after receipt of the Authority's letter requesting review of the feasibility report. Representatives from the Controller's Office and Bureau of Engineering agreed that their reports could be submitted within a month. The Bureau of Engineering would certify as to public convenience and necessity.

Mr. Robert A. Kenealey, Deputy City Attorney handling the project, stated that April 1, 1977 is the deadline for adoption of the project in principle by the Board of Supervisors. Otherwise, in accordance with a Charter Amendment passed at the last November election, any lease backed financing arrangement would henceforth require a vote of the electorate. Purchase of any property involved would need confirmation by the Director of Property. Final legal documentation is not necessary by April 1, but will be required when going to the Board of Supervisors for approval. He recommended that a public hearing be held when approving the project in principle in accordance with the resolution he is preparing, but the departmental reports are not necessary at that time.

In response to a suggestion by Mr. Kamini Gupta that construction of a moving sidewalk be considered beneath Grove Street in connection with the development of this project, Mr. Meyer advised that this suggestion had been investigated and that in terms of the initial construction and maintenance, the cost is prohibitive, as well as physical and security difficulties. However, with development of this project and new developments by the Redevelopment Agency, a general up-grading of the area is expected.

Chairman Magnin concluded with the statement that the Authority would move on the project with alacrity and haste.

8. Adoption of Second Quarterly Report 1976-77

Action: Upon motion by Member McFadden, seconded by Member Muschi, the Second Quarterly Report for 1976-77 was unanimously approved by the Members present.

9. Appointment of Director, Parking Authority/vice Arthur S. Becker, retired

In presenting the matter of appointing a Director to the Parking Authority to succeed Mr. Arthur S. Becker, who is retiring from City service January 31, 1977, Chairman Magnin paid him tribute as being a man who has brought dignity to the

Authority, its Members, the City and to himself, his friendship has been valued and his integrity has been respected. He will be missed.

In selecting a successor, the Authority has met and interviewed Mrs. Margaret L. Brady whose credentials and background are outstanding and she comes to the Authority extremely well qualified and possesses the necessary skills to serve as Director of the Authority.

Action: Upon motion by Member Muschi, seconded by Member McFadden, Resolution No. 604 appointing Margaret L. Brady Director of the Parking Authority, City and County of San Francisco, was approved by the following vote: Ayes: Members Magnin, Louie, McFadden and Muschi. Noes - none. Absent - Member Dwyer.

10. Election of Chairman for 1977

Chairman Magnin announced that it is incumbent upon the Authority to elect a Chairman for the ensuing year and asked that Member Muschi assume the chair for this purpose.

Action: Member Louie moved the nomination of Member Magnin to succeed himself for the twelfth consecutive term as Parking Authority Chairman for 1977. The motion was seconded by Member McFadden and unanimously approved by the Members present, Chairman Magnin abstaining.

11. Adjournment

With best wishes extended to Mr. Becker, Chairman Magnin adjourned the 390th Regular Meeting of the Parking Authority in his honor at 2:20 P. M.

Respectfully submitted,

Arthur S. Becker
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

MEETING REPORT - 391st Regular Meeting

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Thursday, February 10, 1977
1:00 P. M.
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, California 94102

PRESENT:

Authority Members: Donald Magnin, Chairman
Francis H. Louie
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Deputy City Attorney Robert A. Kenealey
Helen M. Ellis, Recording Secretary

Guests: Harvey Milk, 575 Castro St.
Paul D. Hardman, Pride Foundation, 330 Grove St.
James W. Meyer, Tudor Engineering Co., 149 New Montgomery St.
Antonia Kaplanis, Office of Community Development, 939 Ellis St.
Rudy Schulze, Mission Merchants Association, 2501 Mission St.
Roger Otto, Mission Merchants Association, 2601 Mission St.
Eugene Robinson, San Francisco Chronicle, 5th & Mission Sts.
Arthur W. Brewer, 1646 Sutter St., #302
Sgt. Robert C. Gurley, San Francisco Police Department, Traffic Bureau, Hall of Justice
Jonathan Shannon, 708 Broderick St.
D. W. Terrance Henberling, 53A Manchester St.
Hank Wilson, San Francisco Gay Democratic Club, 378 Waller St.
Clare, 577 Castro St., #201
Deborah Petrie, Office of Supervisor John Molinari, 235 City Hall
J. W. Porter, Utility Audits, Office of the Controller, 109 City Hall
Max J. Babin, Real Estate Department, 450 McAllister St.
Mervyn Silberberg, Sacramento Merchants Assn., 3700 Sacramento St
Mark Rand, Bureau of Engineering, 460 McAllister St.
Scott Shoaf, Bureau of Engineering, 460 McAllister St.
Calvin Malone, Department of City Planning, 100 Larkin St.
Wm. D. Sommer, Keil, Connolly & Barbieri, 244 Kearny St.

1. Roll Call

Chairman Magnin called the meeting to order at 1:00 P. M. Roll call indicated a quorum present. He introduced Mrs. Margaret L. Brady who has been appointed Director of the Parking Authority as recommended by Mayor Moscone to succeed Mr. Arthur S. Becker, retired.

2. Adoption of Minutes - Regular Meeting January 20, 1977

Minutes of the above-mentioned meeting were approved as submitted.

3. Communications

a. Letter dated January 25, 1977 from Mr. Richard J. Haldeman, Vice President, System Auto Parks & Garages of San Francisco, Inc., in reply to a complaint from Mr. George S. Harman regarding the Sutter-Stockton Garage. Mr. Harman has been advised of Mr. Haldeman's investigation of his complaint.

b. Letter dated January 19, 1977 from Mr. Edward D. Keil, Attorney for the City of San Francisco Uptown Parking Corporation, in reply to a complaint from Mr. Earl H. Zwingle, forwarded to the Parking Authority by Mayor George R. Moscone, concerning the Sutter-Stockton Garage. Mr. Zwingle has been advised of Mr. Keil's investigation of his complaint.

4. Report of Director - Margaret L. Brady

Parking Meter Collections: Revenue for the month of January, 1977 was $208,976.43 as compared to $210,224.76 for January, 1976, a decrease of $1,248.33.

5. Approving and recommending in principle a proposal from the Sponsors of San Francisco Performing Arts Center for a public off-street parking facility, the issuance of revenue bonds by the Parking Authority for the construction of said facility, and the pledge of parking meter revenue to meet debt service requirements

Chairman Magnin referred to a letter dated February 9, 1977 from Mr. S. M. Tatarian, Director of Public Works, regarding his department's review of the "Revenues, Preliminary Design and Cost Estimates" report prepared by Tudor Engineering Company for the San Francisco Performing Arts Center parking garage.

Mr. Tatarian's letter certifies that the project does satisfy public necessity, convenience and benefit but raises a question as to construction, operation and maintenance costs. Since this letter had just been received, Chairman Magnin asked that the matter be deferred for one week to give the Authority Members and Mr. James Meyer of Tudor Engineering Company an opportunity to review and resolve the issues raised by the Department of Public Works.

6. Consideration of request from Director of Property for use of Off-Street Parking Funds for elevator rebuilding and reconstruction at the Civic Center Plaza Garage

Mr. Max Babin, Assistant Director of Property, explained the unsatisfactory condition of the two elevators in the Civic Center Plaza Garage which has existed over the past three or four years, resulting in numerous complaints and the necessity of having to shut down the elevators at times.

In his letter of January 20, 1977, Mr. Wallace Wortman, Director of Property, states that the firm of H. J. Degenkolb and Associates was engaged to investigate and appraise the problem, resulting in submission of three bids for installation of a new elevator, for which the shaft presently exists from the original construction, and complete rebuilding and reconstruction of the two existing elevators. The bid

of Montgomery Elevator Company in the amount of $135,808 was accepted by the City of San Francisco Civic Plaza Parking Corporation. Funds are available in the Corporation's Contingency Reserve Account in the amount of $97,000, and the balance of $66,000 is being requested from the Off-Street Parking Fund.

Action: Upon motion by Member Muschi, seconded by Member Louie, Resolution No. 606 approving the request for use of Off-Street Parking Funds for elevator rebuilding and reconstruction in the Civic Center Plaza Garage was approved by the following vote: Ayes - Members Magnin, Louie and Muschi. Noes - none. Absent - Members Dwyer and McFadden.

7. Review of Neighborhood Shopping District Parking Needs - Report No. 2, Bureau of Engineering, Department of Public Works - Continued from Regular Meeting January 20, 1977

Chairman Magnin and Director Brady reviewed Report No. 2 of the City Engineer's "Report to the Parking Authority of San Francisco on a Neighborhood Shopping District Parking Need" as to specific treatments for 23 neighborhood shopping districts and estimated costs to implement the proposed treatments for 1975 and 1990 shortages. The types of treatments under consideration are the following:

a. Initiate time-limit parking on the main and side streets where time-limit parking does not now exist.

b. Install parking meters on the main and side streets.

c. Narrow sidewalks wherever possible and establish metered angle parking.

d. Construct metered off-street parking facilities in the shopping district.

e. Construct additional levels to existing off-street parking facilities.

Chairman Magnin estimates that Items a, b, and c would total approximately 625 spaces at a cost of $615,000, plus 125 stalls by double-decking the Mission-Bartlett Parking Plaza at a cost of $630,000, or a total of 750 stalls at an approximate cost of $1,245,000 to satisfy the 1975 shortage.

To satisfy the 1990 shortage by implementing Items a, b, and c would gain an additional 325 spaces at a cost of $418.000, which, when added to the 1975 shortage would provide the City with an additional 1,075 off-street parking spaces at an approximate cost of $1,663,000. He estimated that this could be accomplished within the off-street parking funds now available to the Parking Authority.

Construction of additional off-street parking facilities (Item d) and additional levels to existing lots (Item e) would have to be held in abeyance until more funds have accrued in the Off-Street Parking Fund and results of treatments a, b and c can be evaluated.

He asked that Director Brady work with Mr. Scott Shoaf, Bureau of Engineering, toward establishing a priority basis and a program of procedure to be followed in implementing the above-mentioned recommendations.

Deputy City Attorney Kenealey advised that the submission to the Board of Supervisors must be a complete package of finalized recommendations and supporting data, as well as to the City Planning Commission requesting conformity to the City's Master Plan.

8. Approving Supplemental Appropriation for permanent salaries in the amount of $7,619

Action: Upon motion by Member Muschi, seconded by Member Louie, Resolution No. 607 sustaining action of Parking Authority Director re supplemental appropriation - immediate replacement of 1104 Director, Parking Authority, Margaret L. Brady, was approved by the following vote: Ayes - Members Magnin, Louie and Muschi. Noes - none. Absent - Members Dwyer and McFadden.

9. New Business

Director Brady presented a letter dated February 1, 1977 from Mr. Kenneth R. Boyd, Acting General Manager, San Francisco Water Department, declaring an emergency due to lack of water and establishing a voluntary water conservation program throughout its entire service area to reduce water use 10% or more. She advised that the Bureau of Street Cleaning had been requested to discontinue watering of any landscaping at the Authority's neighborhood lots, and asked permission to contact the City garages suggesting that they monitor the use of water at each facility. Permission was unanimously granted.

Director Brady also presented a letter dated February 8, 1977 from Mr. Victor S. Abe, Nihon Machi Parking Corporation, asking that parking meters be installed on an open lot which they have been operating at 1650 Webster Street, with the willingness to deed title of the lot to the City if parking meters can be placed only on City-owned land.

Deputy City Attorney Kenealey advised that this request be referred to the Director of Property for review and recommendation.

Comparative statements of automobiles parked and gross income of City-owned garages were presented for the months of October and November, 1976 as compared to the months of October and November, 1975. The purpose of this comparison is to show the effect of BART and the increased gasoline costs on the patronage of these garages.

Automobiles parked for the month of October, 1976 as compared to October, 1975 shows an increase of 1.6% and for the nine-month period, an increase of 3.1%. Gross income for the month of October, 1976 as compared to October, 1975 shows an increase of 11.8%, and for the nine-month period, an increase of 13.7%.

Automobiles parked for the month of November, 1976 as compared to November, 1975 shows an increase of 5.6%, and for the eleven-month period, an increase of 3.6%. Gross income for the month of November, 1976 as compared to November, 1975 shows an increase of 16.6%, and for the eleven-month period, an increase of 14.9%.

10. Adjournment

The meeting adjourned at 2:25 P. M.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
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GEORGE R. MOSCONE, Mayor

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MEETING REPORT - 392nd Regular Meeting

Thursday, February 17, 1977
1:00 P. M.
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, California 94102

PRESENT:

Authority Members: Donald Magnin, Chairman
Francis H. Louie
Michael J. McFadden, M. D.
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Deputy City Attorney Robert A. Kenealey
Helen M. Ellis, Recording Secretary

Guests: Harvey Milk, 575 Castro St.
Paul Hardman, Pride Foundation, 330 Grove St.
Antonia Kaplanis, Office of Community Development, 939 Ellis St.
James W. Meyer, Tudor Engineering Co., 149 New Montgomery St.
Hank Wilson, San Francisco Gay Democratic Club, 378 Waller St.
Arthur W. Brewer, 1646 Sutter St.
Gene Suttle, San Francisco Redevelopment Agency, 1519 O'Farrell St.
Ed Green, Department of City Planning, 100 Larkin St.
D. W. Terrance Henberling, 53A Manchester St.
Ronald Britz, California Parking Co., 768 Sansome St.
Jonathan Shannon, 708 Broderick St.
Deborah Petrie, Office of Supervisor Molinari, 235 City Hall
Damon deWinters, 259 Collingwood St.
Mark Rand, Bureau of Engineering, 460 McAllister St.
Scott Shoaf, Bureau of Engineering, 460 McAllister St.

1. Roll Call

Chairman Magnin called the meeting to order at 1:05 P. M. Roll call indicated a quorum present.

2. Communications

a. Letter dated February 9, 1977 from Shirley DeCuir, 1801 Jefferson St., suggesting the site of Lafayette Square for an underground parking facility to relieve the congested parking situation in the Pacific Heights area.

3. Report of Director - Margaret L. Brady

Water conservation: As authorized at the last meeting, letters have gone out to each City garage requesting monitoring "free water" hoses and discouraging car washes where possible.

4. Approving, and recommending in principle a proposal from the Sponsors of San Francisco Performing Arts Center for a public off-street parking facility, the issuance of revenue bonds by the Parking Authority for the construction of said facility, and the pledge of parking meter revenue to meet debt service requirements - Continued from Regular Meeting February 10, 1977

Chairman Magnin announced that this matter had been held over from the Authority's Regular Meeting of February 10, 1977 because of issues raised by the Department of Public Works concerning construction, operation and maintenance costs as projected by Tudor Engineering Company in their report of "Revenues, Preliminary Design and Cost Estimates" concerning the San Francisco Performing Arts Center Garage. He asked that Director Brady give a resume of what has transpired since the last meeting to resolve this matter.

Director Brady stated that she has received copy of a letter dated February 16, 1977 from Mr. James W. Meyer, Tudor Engineering Company, to Mr. Calvin Malone, Department of City Planning, in answer to his request for an analysis of the financial results of a 400-space parking garage as compared with the 600-space facility included in his report of January, 1977.

A letter has also been received from Mr. James W. Meyer in response to an inquiry from Mr. Wallace Wortman, Director of Property, as to the status of the parking garage egress to Fulton Street.

Correspondence has also been received from Mr. Gene E. Suttle, Area Director, San Francisco Redevelopment Agency, as to the Agency's understanding with The Pride Foundation.

Also received during the week from the Department of City Planning is a Draft Environmental Impact Report on the San Francisco Performing Arts Center Garage dated February 4, 1977, requesting comment concerning adequacy of the Preliminary Draft Environmental Impact Report.

It was Director Brady's recommendation that the project be approved in principle by Authority resolution and forwarded to the Board of Supervisors for consideration.

In response to Chairman Magnin's call for public discussion, Mr. Paul Hardman, The Pride Foundation, reviewed his alternatives to and feasibility of the Performing Arts Center Garage entitled "The Pride Foundation Community Center and Solar Energy Project."

Mr. Gene Suttle, Area Director for the San Francisco Redevelopment Agency, further explained the arrangement which the Agency has with The Pride Foundation which is occupying Agency-owned property at 330 Grove Street on the site of the proposed garage to be built in conjunction with the Performing Arts Center. Mr. Hardman entered Agency property on October 26, 1976 and is operating several programs under the umbrella of The Pride Foundation for the Gay community rent free. He and his Board understand that use of the property is temporary, pending a firm development schedule of the Performing Arts Center and the parking facility.

Discussion followed.

In response to questicning by Chairman Magnin as to whether the question of construction, operation and maintenance costs has been resolved between the Department of Public Works and Tudor Engineering Company, Mr. Scott Shoaf, Bureau of Engineering, stated that their structural engineers have gone over the costs and they concur with the consultant's construction cost estimates and agree that the maintenance and operation costs are slightly higher.

Action: Upon motion by Member McFadden, seconded by Member Muschi, Resolution No. 605 approving and recommending in principle a proposal from the Sponsors of San Francisco Performing Arts Center for a public off-street parking facility, the issuance of revenue bonds by the Parking Authority for the construction of said facility, and the pledge of parking meter revenue to meet debt service requirements was approved by the following vote: Ayes - Members Magnin, Louie, McFadden and Muschi. Noes - none. Absent - Member Dwyer.

5. Adjournment

The meeting adjourned at 2:15 P. M.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
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GEORGE R. MOSCONE, Mayor

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MEETING REPORT - 393rd Regular Meeting

Thursday, March 10, 1977
1:00 P. M.
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, California 94102

PRESENT:

Authority Members: Donald Magnin, Chairman
Francis H. Louie
Michael J. McFadden, M. D.
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Helen M. Ellis, Recording Secretary

Guests: Richard J. Evans, Bureau of Engineering, 359 City Hall
S. E. Onorato, S. E. Onorato Incorporated, 550 Pine St.
Richard Guggenhime, Jr., Heller, Ehrman, White & McAuliffe, 44 Montgomery St.

1. Roll Call

Chairman Magnin called the meeting to order at 1:05 P. M. Roll call indicated a quorum present.

2. Adoption of Minutes - Regular Meeting February 10, 1977
Regular Meeting February 17, 1977

Minutes of the above-mentioned meetings were approved as submitted.

3. Communications

a. Letter dated February 25, 1977 from the Second Church of Christ, Scientist regarding parking problems in and about 20th and Dolores Streets. This matter has been referred to the Traffic Engineer for evaluation and recommendation.

b. Copy of letter from Mr. Wallace Wortman, Director of Property, to Mr. S. M. Tatarian, Director of Public Works, regarding code compliance of a request from Mr. Alexander Meyer for permission to install a gate into the Mission-Bartlett Parking Plaza at the rear of his property located at 1041 Valencia Street.

4. Report of Director - Margaret L. Brady

Water Conservation Letters from various garage operators have been received indicating cooperation in response to the Authority's request that use of water be monitored at each facility.

Performing Arts Center Garage — The matter of approving and recommending in principle a proposal from the Sponsors of San Francisco Performing Arts Center for a public off-street parking facility, the issuance of revenue bonds by the Parking Authority for the construction of said facility, and the pledge of parking meter revenue to meet debt service requirements was approved by the Finance Committee March 9, 1977. This matter will go before the full Board of Supervisors for hearing March 14, 1977.

In connection with this project, correspondence dated March 1, 1977 has been received from Mr. S. M. Tatarian, Director of Public Works, regarding differences in construction, operation and maintenance costs between his department and Tudor Engineering Company.

Also, a letter dated March 9, 1977 has been received from Controller John C. Farrell in response to a review of the "Revenues, Preliminary Design and Cost Estimates" prepared by Tudor Engineering Company.

Civic Center Plaza Garage — The matter of the Authority's request for use of Off-Street Parking Funds in the amount of $66,000 to be used for elevator rebuilding and reconstruction in the Civic Center Plaza Garage was refused by the Finance Committee at its meeting March 2, 1977.

This request came from the Director of Property for use of these Off-Street Parking Funds to supplement $97,000 in the Corporation's Contingency Reserve Account to meet the bid of $135,808 awarded to Montgomery Elevator Company to rebuild and reconstruct the two existing elevators in the garage and install a third elevator for which the shaft presently exists from the original construction. The Finance Committee approved the $97,000 item.

Director Brady explained that this action would involve calling for a modified bid from the elevator company, but in the meantime she will contact the Finance Committee in an effort to clarify a possible misunderstanding of the use of moneys from the Off-Street Parking Fund and schedule the matter for re-hearing after action on bid modification.

Union Square Garage — A request for rate adjustments has been received from Union Square Garage. This matter has been referred to the Traffic Engineer for review and recommendation.

Director Brady stated that because of increased labor contracts, similar requests can be expected from other City-owned parking facilities.

5. Approving Joint Working Agreement between the Parking Authority of the City and County of San Francisco and Recreation and Park Commission and authorizing Chairman of the Parking Authority to execute same re Candlestick Park Parking Plaza

Chairman Magnin explained that this matter had come to the attention of the Parking Authority since the last meeting. It has come about through a request from the Recreation and Park Commission that the Parking Authority participate in an advisory capacity and lend its expertise when bids are received and awarded for operation of Candlestick Park Parking Plaza.

Action: Upon motion by Member Louie, seconded by Member Muschi, Resolution No. 608 approving Joint Working Agreement between the Parking Authority of the City and County of San Francisco and the Recreation and Park Commission, and authorizing the Chairman of the Parking Authority of the City and County of San Francisco to execute same was approved by the following vote: Ayes - Members Magnin, Louie, McFadden and Muschi. Noes - none. Absent - Member Dwyer.

6. New Business

Comparative statements of automobiles parked and gross income of City-owned garages were presented for the month of December, 1976 as compared to the month of December, 1975. The purpose of this comparison is to show the effect of BART and the increased gasoline costs on the patronage of these garages.

Automobiles parked for the month of December, 1976 as compared to December, 1975 shows an increase of 7.2% and for the twelve-month period, an increase of 3.3%. Gross income for the month of December, 1976 as compared to December, 1975 shows an increase of 13.1%, and for the twelve-month period, an increase of 14.6%.

7. Adjournment

Prior to adjournment, Chairman Magnin introduced Mr. Richard Guggenhime, Attorney with the firm of Heller, Ehrman, White & McAuliffe, and the Mayor's recent appointment to serve as a Member of the Parking Authority, filling the vacancy of Mr. Jack Dwyer, resigned. Approval of Mr. Guggenhime's appointment is expected at the March 18 meeting of the Rules Committee of the Board of Supervisors.

The meeting adjourned at 1:25 P. M.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

MEETING REPORT - 394th Regular Meeting

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Thursday, April 21, 1977
1:00 P. M.
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, California 94102

PRESENT:

Authority Members: Donald Magnin, Chairman
Richard J. Guggenhime
Francis H. Louie
Michael J. McFadden, M. D.
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Helen M. Ellis, Recording Secretary

Guests: S. E. Onorato, S. E. Onorato Garages, 550 Pine St.
G. F. Kelleher, S. E. Onorato Garages, 550 Pine St.
Scott A. Shoaf, Bureau of Engineering, 450 McAllister St.

1. Roll Call

Chairman Magnin welcomed Mr. Richard J. Guggenhime to the Parking Authority in his first official capacity as a newly appointed Member.

He called the meeting to order at 1:05 P. M. Roll call indicated a quorum present.

2. Adoption of Minutes - Regular Meeting March 10, 1977

Minutes of the above-mentioned meeting were approved as submitted.

3. Communications

a. Letter dated April 5, 1977 from Mr. Francisco J. Centurion, Architect, requesting consideration in furnishing architectural and engineering services for the proposed Mission-Bartlett Parking Plaza double decking project.

This request has been referred to the Traffic Engineer as to procedure to be followed by the City on this project.

b. Letter dated March 10, 1977 from Mr. Jeffrey Lee, City Engineer, in response to the Authority's request regarding monthly parking at the Vallejo Street Garage.

4. Report of Director - Margaret L. Brady

A. Status of Neighborhood Shopping District Parking Need - Report No. 2

Arrangements have been made with Mr. Mark Rand and Mr. Scott Shoaf, Bureau of Engineering, to prepare drawings and costs for the expenditure of $1.6 million for the parking needs projected in the report to 1990, including double-decking of the Mission-Bartlett Parking Plaza, but excluding construction of any other off-street parking facilities. When this information is received, a request will be made for Authority approval for presentation to the Board of Supervisors.

Two CETA employees have been requested to assist the Authority and the Bureau of Engineering in contacting the neighborhoods involved and arranging public meetings to gain local approval of the Authority's proposals. As one neighborhood is completed and the Department of Public Works is authorized to proceed, the next neighborhood will be contacted. The hiring of CETA employees is of no expense to the Authority and will permit close supervision of the projects as they progress, rather than being dependent upon the Department of Public Works.

B. Parking Authority Budget 1977-78

The Authority's budget for fiscal 1977-78 has been before the Mayor's budget analyst and the Finance Committee of the Board of Supervisors, with no changes of which we are aware at this time.

However, Mr. Harvey Rose, Budget Analyst for the Board of Supervisors, is recommending that the Authority declare a $700,000 surplus in the Off-Street Parking Fund for transfer to the General Fund for traffic regulation and control. It was the Director's suggestion that consideration of this recommendation be delayed until the figures from the Bureau of Engineering are received and the Authority's commitment to the 1977-78 neighborhood parking needs can be assessed.

C. Portsmouth Square Garage

The resolution approved by the Authority was to provide the Department of Public Works with $6,200 from the Off-Street Parking Fund toward re-channelization of traffic around the Portsmouth Square Garage. However, the Finance Committee approved $3,160 in accordance with revised plans and figures from the Bureau of Engineering.

D. Embarcadero Garage

The San Francisco City Parking Corporation (Embarcadero Garage) has requested an additional $5,000 for further information on sociological and economic factors required by the City Planning Department before completion of the Environmental Impact Report. According to Legal Counsel, this request will have to be approved by Authority resolution.

Chairman Magnin asked that preparation of a resolution be held over until the next Authority meeting, and that the Department of City Planning be present to further explain their need for this further information.

E. Performing Arts Center Garage

The Board of Supervisors has approved this project in principle. The project has passed two phases of the Art Commission's requirements. The Authority is in agreement with the Redevelopment Agency that the matter of demolition bids will be put before them sometime in July, but bids will not be awarded until a contract between the Chief Administrative Officer and the Performing Arts Center sponsors has been signed. The final Environmental Impact Report draft will be before the City Planning Commission April 28, 1977.

F. Civic Center Plaza Garage elevators

The Finance Committee denied approval of the Authority's request for $66,000 from the Off-Street Parking Fund to assist the Real Estate Department in providing sufficient funds to install one new elevator and rebuild and reconstruct the two existing elevators in this garage. The Committee approved funds in the amount of $105,000 from the Corporation's Contingency Reserve Account to proceed with rebuilding and reconstruction of the two existing elevators.

G. Candlestick Park Parking Plaza

Bids for operation of this parking facility were to be opened April 7 by the Recreation and Park Department, Real Estate Department and Parking Authority. On April 6 the Recreation and Park Department advised the Authority that the bid scope was incomplete as to security requirements and bids would not be accepted. The Recreation and Park Department is now preparing a new bid scope and will advertise for new bids in the near future.

H. Grand Jury

Director Brady met with Members of the 1977 Grand Jury Parking Authority Committee to review the Authority's present and future proposals, particularly implementation of recommendations contained in the Neighborhood Shopping District Parking Need Report No. 2. The matter of authority and delegation of duties assigned to Secretary to the Authority was discussed and concurred in by this committee.

This is a personnel matter which will be discussed in Executive Session following this meeting.

I. Offers of Properties

The following properties have been offered to the Parking Authority to be developed for off-street parking purposes:

350 Beach Street - The Director of Property has investigated this and suggests that the Parking Authority review the financial feasibility of acquisition and that Traffic Engineering be requested to do a study as to acquisition and future impact which might be expected in the area following completion of Mr. Warren Simons project at Pier 39.

10th and Folsom Streets - The Director of Property advises that while the City can lease this property for a metered off-street parking site, it has not been City policy to do so. He reviewed the general procedure to be followed if the Authority is interested in pursuing this concept..

Shell Oil Company property at Bay and Taylor Streets - The Director of Property advises that this would involve air rights over the gas station which would require an in-depth study and involve funds for interdepartmental work orders. A one-level structure over the gas station appears possible and would develop approximately 46 stalls. More than one level would not be practical.

5. Adoption of Third Quarterly Report 1976-77

Action: Upon motion by Member Muschi, seconded by Member Louie, the Third Quarterly Report for 1976-77 was unanimously adopted by the Members present.

6. New Business

Director Brady displayed a drawing of the landscape plan for the Performing Arts Center Garage, with particular reference to a 32-foot frontage on Grove Street which was in question by the Visual Arts Committee of the Art Commission.

Comparative statements of automobiles parked and gross income of City-owned garages were presented for the months of January and February, 1977 as compared to the months of January and February, 1976. The purpose of this comparison is to show the effect of BART and the increased gasoline costs on the patronage of these garages.

Automobiles parked for the month of January, 1976 as compared to January, 1977 shows an increase of 3.5%. Gross income for the month of January, 1976 as compared to January, 1977 shows an increase of 7.8%.

Automobiles parked for the month of February, 1976 as compared to February, 1977 shows an increase of 2.6% and for the two-month period, a decrease of 0.5%. Gross income for the month of February, 1976 as compared to February, 1977 shows an increase of 9.7% and for the two-month period, an increase of 9.6%.

7. Adjournment

The meeting adjourned at 1:50 P. M.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

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MEETING REPORT - 395th Regular Meeting

Thursday, May 26, 1977
1:00 P. M.
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, California 94102

PRESENT:

Authority Members: Donald Magnin, Chairman
Francis H. Louie
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Helen M. Ellis, Recording Secretary

Guests: Wm. C. Gruver, P. O. M., Inc., 5471 Gold Hill Road, Placerville, CA
Raymond Zahnd, Bureau of Engineering, 460 McAllister St.
Mark Rand, Bureau of Engineering, 460 McAllister St.
Mike Quan, Bureau of Engineering, 460 McAllister St.
Nightingale Smith, Lowell High School Student
Susan Balog, Lowell High School Student
Mervyn Silberberg, 3700 Sacramento St.

1. Roll Call

Chairman Magnin called the meeting to order at 1:05 P. M. Roll call indicated a quorum present.

2. Adoption of Minutes - Regular Meeting April 21, 1977

Minutes of the above-mentioned meeting were approved as submitted.

3. Communications

a. Letter dated May 9, 1977 from Mr. Victor S. Abe, President, Nihon Machi Parking Corporation, requesting further consideration of parking meter installation on the lot they have been operating at 1650 Webster Street, with the willingness to deed the title of the lot to the City if parking meters can be placed only on City-owned land, and pointing out various other facts for reconsideration.

4. Report of Director - Margaret L. Brady

Forest Hill Parking Plaza — By copy of a letter dated May 11, 1977, the Director of Property has forwarded a proposed month-to-month lease to Mr. James Darcy, Jr., Dwery Food Market, covering

the Forest Hill Parking Plaza operated in connection with his market. The new rental will be $125 and proof of insurance for single limit coverage of not less than $1 million is required prior to expiration of the present lease June 30, 1977.

Mr. Wm. Marconi, Senior Traffic Engineer, advises that activity at this facility does not warrant installation of parking meters.

10th and Folsom Streets Property — Mr. Marconi also advises that this area could accommodate 20 stalls, but it is far removed from any shopping activity and does not warrant parking meter installation.

350 Beach Street Property — The Director of Property's investigation of this offer suggests that the Parking Authority review the financial feasibility of acquisition and that the Traffic Engineer be requested to make a study as to acquisition and future impact.

Mr. Mark Rand, Bureau of Engineering, was asked to give the Authority a cost estimate figure for such a study as suggested by the Director of Property to be considered at the Authority's next meeting.

Union Square Garage — The Recreation and Park Department has approved an adjustment of rates at this facility. The matter of water usage has been referred to the Recreation and Park Department as this garage is under their jurisdiction.

Candlestick Park Parking Plaza — The Recreation and Park Department will issue a second Call for Bids for operation of this facility within the near future.

5. Consideration of request from San Francisco Central City Parking Corporation for Supplemental Appropriation in the amount of $5,000 from the Off-Street Parking Fund for information in addition to the Environmental Impact Report as required by the Department of City Planning in connection with the proposed Embarcadero Garage

Chairman Magnin explained that the San Francisco City Parking Corporation (Embarcadero Garage) has requested an additional $5,000 for further information on sociological and economic factors required by the City Planning Department before completion of the Environmental Impact Report.

As instructed at the Authority's Regular Meeting of April 21, 1977, Resolution No. 609 has been prepared.

Action: Upon motion by Member Louie, seconded by Member Muschi, Resolution No. 609 requesting supplemental appropriation in the amount of $5,000 for additional costs in the preparation of a draft Environmental Impact Report to determine the feasibility of a public off-street facility at or near The Embarcadero and Mission Street in San Francisco was approved by the following vote: Ayes - Members Magnin, Louie and Muschi. Noes - None. Absent - Members Guggenhime and McFadden.

6. Review of Off-Street Parking Fund expenditures for 1977-78 for Neighborhood Shopping District Parking Need - Report No. 2

Chairman Magnin reviewed the City Engineer's letter of May 11, 1977 in reply to the Authority's request for a priorities listing and total costs to proceed with the Neighborhood Shopping District Parking Need - Report No. 2, as follows:

(1)	Implement on-street treatments to relieve parking shortages in the Polk Street and North Beach Districts	$ 697,600
(2)	All other shopping districts in Report No. 2	524,550
	Rest of shopping districts in Report No. 1	3,450
(3)	Decking of Mission-Bartlett Parking Plaza	764,050
(4)	Marina District parking garage feasibility study	2,000
		$1,991,650

Chairman Magnin also presented a letter dated April 28, 1977 from the Director of Public Works requesting an appropriation of $448,000 from the Off-Street Parking Fund to purchase 5,600 vandal-resistant parking meters, 1,220 of which would be earmarked for the neighborhood shopping district meter expansion.

Following discussion, it was moved by Member Muschi, seconded by Member Louie and unanimously approved by the Members present, that Director Brady have prepared for presentation at the next Regular Meeting of the Authority a resolution requesting the Board of Supervisors to appropriate $1,227,600 from the Off-Street Parking Fund to implement above-mentioned Items 1, 2 and 4, excluding Item 3.

Also, preparation of a resolution to appropriate $448,000 from the Off-Street Parking Fund for parking meter replacement was unanimously approved by the Members present upon motion by Member Louie, seconded by Member Muschi.

7. Consideration of request of Board of Supervisors for transfer of $700,000 from the Off-Street Parking Fund to General Fund for traffic regulation and control

Chairman Magnin presented a letter dated May 4, 1977 from Mr. Gilbert H. Boreman, Clerk of the Board of Supervisors, inquiring as to the position of the Parking Authority regarding the possible transfer of an additional $700,000 from the Off-Street Parking Fund to the General Fund in order to help relieve the ad valorem taxes for the 1977-78 budget.

Action: Upon motion by Member Louie, seconded by Member Muschi, Director Brady was authorized to prepare a resolution for action at the Authority's next Regular Meeting approving transfer of $700,000 from the Off-Street Parking Fund to the General Fund for traffic regulation and control.

8. New Business

By memorandum dated April 7, 1977, the Board of Supervisors has requested comment on a proposed Charter Amendment designed to establish a transit commission as

successor to the Department of City Planning as to all powers and duties relating to transit planning and the transit planning portions of the Master Plan, and as successor to the Board of Supervisors and the Parking Authority as to all powers and duties relating to off-street parking.

Director Brady reported that under date of May 6, 1977, she replied to this memorandum, copy of which was sent to each Member of the Authority, pointing out various logical reasons why the best interests of the City would be served by allowing the City's off-street parking program to continue under the jurisdiction of the Parking Authority and recommending against its inclusion in the proposed Department of Transportation.

Members of the Authority concurred with Director Brady's reply and recommendation.

At the request of Mr. Edward D. Keil, Attorney for the City of San Francisco Uptown Parking Corporation, by letter dated May 11, 1977, Mr. William Steen and Mr. Chris Stritzinger were approved by the Authority as new Directors of the Corporation, replacing Mr. Per Nevard and Mr. Arthur J. Krakower.

Director Brady reported that application for reclassification of the Confidential Secretary to the Director to Secretary to the Authority has been filed with the Civil Service Commission for review and determination.

Comparative statements of automobiles parked and gross income of City-owned garages were presented for the month of March, 1977 as compared to the month of March, 1976. The purpose of this comparison is to show the effect of BART and the increased gasoline costs on the patronage of these garages.

Automobiles parked for the month of March, 1977 as compared to March, 1976 shows an increase of 3.8% and for the three-month period an increase of 3.3%.

Gross income for the month of March, 1977 as compared to March, 1976 shows an increase of 7.2% and for the three-month period an increase of 9.4%.

9. Adjournment

The meeting adjourned at 1:35 P. M.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

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MEETING REPORT - 396th Regular Meeting

Thursday, June 16, 1977
1:00 P. M.
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, California 94102

PRESENT:

Authority Members: Donald Magnin, Chairman
Richard J. Guggenhime
Francis H. Louie
Michael J. McFadden, M. D.
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Deputy City Attorney Robert A. Kenealey
Helen M. Ellis, Recording Secretary

Guests: Scott Shoaf, Bureau of Engineering, 460 McAllister St.
Ray Zahnd, Bureau of Engineering, 460 McAllister St.
Joseph Corbin, Department of Electricity, 901 Rankin St.
Mervyn Silberberg, San Francisco Council of District Merchants Assns., 3700 Sacramento St.
Dave Fulton, Department of City Planning, 100 Larkin St.

1. Roll Call

Chairman Magnin called the meeting to order at 1:00 P. M. Roll call indicated a quorum present.

2. Communications

a. Letter dated May 25, 1977 from the Secretary to the Recreation and Park Commission regarding water usage at the Union Square Garage, in reply to the Authority's letter of May 24, 1977 calling attention to the monthly increase of this particular item.

3. Report of Director - Margaret L. Brady

Performing Arts Center Garage — On June 9, 1977 the City Planning Commission gave favorable approval to the Environmental Impact Report in connection with this project and acquisition of the property on Grove Street between Gough and Franklin Streets.

As soon as the contract is signed between the Chief Administrative Officer and Sponsors for the Performing Arts Center, the project can proceed.

The Director of Property may request that the Authority advance $400,000 from the Off-Street Parking Fund for property acquisition.

Deputy City Attorney Kenealey advised that this is legally possible and the money will be returned from sale of the bonds.

Portsmouth Square Garage

The Authority has received a request from S. E. Onorato, Managing Director of this facility, for rate increases. This request has been referred to the Director of Property, Traffic Engineering and Controller. Upon receipt of their reports, the Authority will consider the matter at a Regular Meeting.

4. Resolution No. 610 - Requesting Board of Supervisors to appropriate $448,000 from Off-Street Parking Fund for purchase of 5,600 parking meters

Chairman Magnin advised that the following three Agenda items were discussed in depth at the Authority's Regular Meeting of May 26, 1977 and preparation of resolutions to be acted upon at this time was authorized.

Director Brady explained that Resolution No. 610 is to appropriate $448,000 at the request of the Director of Public Works from the Off-Street Parking Fund to purchase 5,600 vandal-resistant parking meters, 1,200 of which would be allocated for the Neighborhood Shopping District meter expansion.

Action: Upon motion by Member Muschi, seconded by Member McFadden, Resolution No. 610 requesting the Board of Supervisors to appropriate 448,000 from the Off-Street Parking Fund for the purchase of 5,600 parking meters was approved by the following vote: Ayes - Members Magnin, Guggenhime, Louie, McFadden and Muschi. Noes - none. Absent - none.

5. Resolution No. 611 - Requesting Board of Supervisors to appropriate $1,227,600 from Off-Street Parking Fund to implement the Neighborhood Shopping District Parking Need as developed in Report No. 2 dated January, 1977 by Bureau of Engineering of Department of Public Works; Authorizing Director of Parking Authority to hold public hearings on implementation of program

Director Brady referred to the Director of Public Works' letter of May 11, 1977 in which he lists costs and priorities to proceed with the Neighborhood Shopping District Parking Need as developed in Report No. 2. In accordance with the discussion at the Authority's Regular Meeting of May 26, 1977, it was agreed to proceed with implementing on-street treatments to relieve parking shortage in the Polk Street and North Beach Districts and all other shopping districts in Reports No. 1 and No. 2, to initiate a feasibility study on the decking of the Marina district parking facility, but to exclude decking the Mission-Bartlett Parking Plaza at this time.

Action: Upon motion by Member Muschi, seconded by Member Louie, Resolution No. 611 requesting the Board of Supervisors to appropriate $1,227,600 from the Off-Street Parking Fund to implement the Neighborhood Shopping District Parking need as developed in Report No. 2 dated January, 1977 by the Bureau of Engineering of the Department of Public Works; authorizing Director of the Parking Authority to hold public hearings on implementation of the program was approved by the following vote: Ayes - Members Magnin, Guggenhime, Louie, McFadden and Muschi. Noes - none. Absent - none.

6. Resolution No. 612 - Finding of Parking Authority that $700,000 of Off-Street Parking Fund is surplus after making provisions for requirements in Section 213 of Traffic Code and approving transfer of $700,000 to General Fund for traffic regulation and control

Director Brady referred to a request from the Board of Supervisors inquiring as to the position of the Parking Authority regarding the possible transfer of an additional $700,000 from the Off-Street Parking Fund to the General Fund in order to help relieve the ad valorem taxes for the 1977-78 budget.

She asked that she be given permission to further discuss this request with representatives of the Mayor's office and the Board of Supervisors' Budget Division to explain the appropriation requests thus far approved and those anticipated to come from the Off-Street Parking Fund before authorizing this transfer of funds.

Action: Upon motion by Member Muschi, seconded by Member Guggenhime, action was deferred on Resolution No. 612 finding of Parking Authority that $700,000 of the Off-Street Parking Fund is surplus after making provisions for requirements in Section 213 of the Traffic Code and approving transfer of $700,000 to General Fund for traffic regulation and control by the following vote: Ayes - Members Magnin, Guggenhime, Louie, McFadden and Muschi. Noes - none. Absent - none.

7. Consideration of Forest Hill Parking Plaza Lease to expire June 30, 1977

Director Brady explained that the lease on the Forest Hill Parking Plaza will expire June 30, 1977. The Real Estate Department advises that Mr. James Darcy, who operates this parking facility in connection with the Dewey Food Market, does not wish to continue the lease upon its expiration because of the City's insurance requirements and increased monthly rental. The Municipal Railway advises that this area may be used for storage purposes within a period of two years in connection with the Forest Hill Station Reconstruction Project. Mr. Wm. Marconi of Traffic Engineering has advised against installation of parking meters in the lot since the amount of traffic activity in the area does not warrant it.

Director Brady was authorized to advise the Director of Property that the Authority is agreeable to his suggestion that he continue negotiations with the operator of the Dewey Food Market on terms deemed satisfactory and in the best interests of the City.

8. New Business

Director Brady reported that Mrs. Nancy Katz, who is active in the North Beach and Telegraph Hill Parking Committees, has asked permission to make inquiries through the North Beach merchants as to the feasibility of evening shuttle bus service from the Sutter-Stockton Garage to the North Beach area, making a circle and returning to the garage.

Various aspects of this idea were discussed and the Authority Members were agreeable to Mrs. Katz pursuing her idea.

Director Brady referred to the estimated cost of $400,000 for acquisition of property by the Real Estate Department for the Performing Arts Center Garage which would include closing costs and a $2,500 Work Order for the services of the Real Estate Department.

The Real Estate Department would also like to establish a quarterly Work Order routine in the amount of $3,000 for what might be designated as services such as preliminary estimates for acquisition, surveys for rates, review of expenses in connection with alterations, investigation of complaints, bid functions, insurance review, general management, etc.

Director Brady is working with the Director of Property, Traffic Engineering and representatives from the San Francisco General Hospital in planning parking for the hospital area.

Comparative statements of automobiles parked and gross income of City owned garages were presented for the month of April, 1977 as compared to the month of April, 1976. The purpose of this comparison is to show the effect of BART and the increased gasoline costs on the patronage of these garages.

Automobiles parked for the month of April, 1977 as compared to April, 1976 shows an increase of 11.9%, and for the four-month period, an increase of 6.0%.

Gross income for the month of April, 1977 as compared to April, 1976 shows an increase of 2.3%, and for the four-month period, an increase of 7.5%.

9. Adjournment

The meeting adjourned at 1:30 P. M.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

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MEETING REPORT - Special Meeting

Friday, July 1, 1977
9:00 A. M.
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, California 94102

PRESENT:

Authority Members: Francis H. Louie, Acting Chairman
Richard J. Guggenhime
Michael J. McFadden, M. D.
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Helen M. Ellis, Recording Secretary

Guests: Richard Guynn, Sutter-Stockton Garage, 330 Sutter St.

1. Roll Call

Acting Chairman Louie called the meeting to order at 9:00 A. M. Roll call indicated a quorum present.

2. Consideration of Resolution requesting the Board of Supervisors to permit extent rates at public parking facilities until further review

Director Brady explained that in accordance with Ordinance No. 412-76, adopted October 12, 1976, the off-street parking tax was increased from 10% to 15%, but would revert back to 10% July 1, 1977 unless there was further action by the Board of Supervisors. Under date of June 27, 1977 the Board of Supervisors did not act on the maintenance of a 15% parking tax.

The Parking Authority, together with the Bureau of Engineering and Real Estate Department, are currently reviewing requests from public parking operators for rate increases due to new labor contracts and increases in liability insurance, which reviews can be ready for action by the Board of Supervisors within the next 30 to 60 days.

In view of the above-mentioned facts, and since there is a problem of public reaction to repeated changes in posting and adjustment of off-street parking rates, Director Brady stated that she considered it urgent that the Parking Authority request permission of the Board of Supervisors to maintain the posted rates at facilities under Authority jurisdiction until this review and a proposal concurrent with the intentions of the Board of Supervisors can be accomplished.

Action: Upon motion by Member Muschi, seconded by Member Guggenhime, Resolution No. 612 requesting the Board of Supervisors to permit extent rates at public parking facilities until further review was approved by the following vote: Ayes - Members Louie, Guggenhime, McFadden and Muschi. Noes - none. Absent - Member Magnin.

3. Adjournment

The meeting adjourned at 9:15 A. M.

Respectfully submitted,

Margaret L. Brady
Director

PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

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MEETING REPORT - 397th Regular Meeting

Tuesday, September 20, 1977
1:00 P. M.
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, California 94102

PRESENT:

Authority Members: Donald Magnin, Chairman
Francis H. Louie
Michael J. McFadden, M. D.

Authority Staff: Margaret L. Brady, Director
Helen M. Ellis, Recording Secretary

Guests: S. E. Onorato, S. E. Onorato, Inc., 550 Pine St.
G. F. Kelleher, S. E. Onorato, Inc., 550 Pine St.
Don Hornbuckle, Ellis-O'Farrell Garage, 123 O'Farrell St.
Mervyn Silberberg, San Francisco Council of District Merchants Assns., 3700 Sacramento St.
C. M. Hudson, System Auto Parks & Garages, 330 Sutter St.
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St.
Mark Rand, Bureau of Engineering, 460 McAllister St.
Ray Vann, APCOA, Inc., Grosvenor Plaza Bldg., 1390 Market St.

1. Roll Call

Chairman Magnin called the meeting to order at 1:00 P. M. Roll call indicated a quorum present.

2. Adoption of Minutes - Regular Meeting May 26, 1977
Regular Meeting June 16, 1977
Special Meeting July 1, 1977

Minutes of the above-mentioned meetings were approved as submitted.

3. Communications

a. Memo dated July 21, 1977 from Mr. Edward P. Joyce, Director, Office of Emergency Services, regarding effects of possible Pacific Gas & Electric rotating outages on Parking Authority facilities, and noting that most of these facilities are operated on a "Network System" and therefore will not be interrupted.

b. Copy of letter dated June 21, 1977 to Mr. Eugene Friend, President of the Recreation and Park Commission, from Mr. James J. Ludwig, President, Retail Dry Goods Association, expressing the Association's concern regarding the rate increases at Union Square Garage.

4. Report of Director - Margaret L. Brady

Candlestick Park Parking Plaza — Six bids for the operation of this facility were received by the Director of Property June 27, 1977 and submitted to the Recreation and Park Commission for consideration and decision. This bid of 72.746% submitted by Candlestick Parking Service was accepted and the award made by the Recreation and Park Commission.

City Hall Parking — The Chief Administrative Officer has requested the Parking Authority and the Real Estate Department to look into the parking situation in the City Hall area. Jointly, a proposal is being considered to explore the feasibility of removing the Standard Station on the corner of Polk and McAllister Streets with the possibility of establishing a two-level parking structure.

Civic Center Plaza Garage — At the present time, one elevator at this garage is in working order and construction of two elevators is in progress.

Neighborhood Parking — Meetings have been held with representatives of the CLEMENT STREET MERCHANTS ASSOCIATION regarding the feasibility of a parking facility on 7th Avenue between Clement and California Streets beneath the Peabody School, similar to the Redding School facility. This proposal has been submitted to Traffic Engineering and the Real Estate Department for review and recommendation and will be forwarded to the Board of Education for an opinion.

A meeting was held with representatives of the EXCELSIOR BUSINESSMEN'S ASSOCIATION on a proposal for narrowing the sidewalks adjacent to the Excelsior School to provide diagonal parking. They have also asked for better signing on Mission Street to indicate the neighborhood off-street parking facility in that area. Both matters have been referred to the Traffic Engineer for recommendation.

A meeting was held with representatives of the OCEAN AVENUE-INGLESIDE MERCHANTS ASSOCIATION. They are embarking on a project to upgrade the Ocean Avenue shopping area and are interested in possible off-street parking and additional parking metering. These matters have been referred to the Traffic Engineer for study and recommendation.

Off-Street Parking Tax — The Director appeared before the Board of Supervisors in support of returning this tax to the 15% level which existed before July 1, 1977. The matter is to be heard by the Finance Committee September 22, 1977 for referral to the full Board October 3, 1977.

Performing Arts Garage — Signing of Contract Agreements between the Sponsors of the Performing Arts Center and the Chief Administrative Officer is expected by the end of this month or early October.

San Francisco General Hospital — The Parking Authority and the Real Estate Department are working with hospital administration to assist in solving some of the parking problems, in particular a revenue lot for visitors. After considerable study by the Authority and the Real Estate Department, and an opinion by the City Attorney, the hospital administration has been advised that they must have permission of the Board of Supervisors before proceeding.

Supplemental Appropriation Request — The Mayor's Budget Staff approved the Authority's Supplemental Appropriation Request in the amount of $448,000 for purchase of 5,600 parking meters, 1,200 of which are to be earmarked for the neighborhood shopping district parking meter expansion. Legislation approving this request was passed by the Board of Supervisors September 12, 1977 and is awaiting the Mayor's signature.

Sutter-Stockton Garage — The Board of Directors of the City of San Francisco Uptown Parking Corporation met August 23, 1977 to discuss refinancing of their bonds until 1996 and/or paying off all obligations by 1981 or 1983 at the latest. After discussion with Chairman Magnin, the Mayor was advised of the Corporation's plans.

5. Consideration of proposed rate adjustments at Civic Center Plaza Garage, Ellis-O'Farrell Garage, Portsmouth Square Garage and Sutter-Stockton Garage

Director Brady presented a letter dated August 3, 1977 from Mr. Richard B. Stein, Larry Barrett, Inc. and operator of the Civic Center Plaza Garage, requesting rate adjustments at this garage to meet higher costs of operating; namely, increased labor contracts and utility rates. The following is a comparison of the present rates and those proposed by the operator (tax included):

	Present	Proposed
Hourly parking		
1 hour	30¢	40¢
2 hours	65¢	75¢
3 hours	$1.00	$1.25
4 hours	$1.40	$1.75
5 hours	$1.85	$2.25
6 hours	$2.35	$2.75
7 hours (maximum)	$2.65	$3.00
Monthly parking	$38.95	$52.00
Special Evant Parking	$1.30	$1.75

Mr. Mark Rand, Bureau of Engineering, reviewed the City Engineer's recommendations to retain the Special Event rate and the present hourly rates through the 6-hour charge; increase the 7-hour or over (maximum) rate from $2.65 to $2.95; increase the monthly charge from $38.95 to $50.00. These recommendations will more than cover any deficits and will, in fact, show a surplus for the garage operation.

The City Controller states that he has no disagreement with a basic rate increase nor with the proposed rate structure as suggested by the operator. Operating expense projections will indicate a loss position when the city rental and insurance are considered.

The Director of Property advises that he has no objection to the proposed changes. However, because of the relationship between this facility, Civic Center Auto Park and Marshall Square Parking Plaza, consideration might also be given to adjusting the rates at all three facilities at the same time.

Discussion followed.

Action: Subject to preparation of the appropriate resolution (No. 614), for submission to the Board of Supervisors, Member McFadden moved and Member Louie seconded adoption of the rate schedule as proposed by the operator. This motion was approved by the following vote: Ayes - Members Magnin, Louie and McFadden. Noes - none. Absent - Members Guggenhime and Muschi.

Chairman Magnin asked that consideration of the request for rate adjustments at the Ellis-O'Farrell Garage be held over until the Bureau of Engineering has made its analysis and recommendation on the request for rate adjustments at the Sutter-Stockton Garage.

Director Brady presented a letter dated June 8, 1977 from Mr. S. E. Onorato, Managing Director of the Portsmouth Square Garage, requesting rate adjustments at this garage to meet increased costs of commodities and services in the annual budget which will increase over $40,000 for the following year. The following is a comparison of the present rates and those proposed by the operator (tax included):

	Present	Proposed
Hourly parking		
1 hour	30¢, or 1 coupon first hour	35¢, or 1 coupon first hour
2 hours	65¢, or 1 coupon second hour	70¢, or 1 coupon second hour
3 hours	$1.05	$1.10
4 hours	$1.60	$1.70
5 hours	$2.10	$2.30
6 hours	$2.65	$2.90
7 hours	$3.15	$3.50
8 hours	$3.70	$4.10
9 hours	$4.20	$4.50
24 hours (maximum)	$4.20	$4.50
Monthly parking	$57.75	$65.00 (with tax)

Mr. Mark Rand reviewed the City Engineer's recommendations to reduce the first 3 hours to the rates in effect during the time that the 10% parking tax was in effect - 30¢ for 1 hour, 60¢ for 2 hours, and $1.00 for 3 hours; maintain the 4-hour rate at $1.60 and establish a rate of 60¢ an hour for each additional hour of parking at a maximum of $4.60 for 9 or more hours of parking; increase the monthly rate from $57.75 to $72.00 (tax included). These proposed rates would reduce the rates for the short-time parker in consonance with the Board of Supervisors' action to reduce the parking tax, and at the same time, attempt to reduce long-term parking to free more space for the tourist and shopper.

Mr. Wallace Wortman, Director of Property, advises that as a result of his review, he finds the proposed changes to be acceptable to his department.

Discussion followed.

Action: Subject to preparation of the appropriate resolution (No. 615) for submission to the Board of Supervisors, Member McFadden moved and Member Louie seconded adoption of the rate schedule as proposed by the operator. This motion was approved by the following vote: Ayes - Members Magnin, Louie and McFadden. Noes - none. Absent - Members Guggenhime and Muschi.

Director Brady submitted a letter dated September 19, 1977 from Mr. S. E. Onorato, Managing Director of the Fifth and Mission Garage, requesting consideration of rate adjustments at this facility. She advised that this request will be forwarded to the City Engineer, Controller and Director of Property for review and recommendation.

Chairman Magnin asked that this matter be considered at the Authority's next Regular Meeting along with the Ellis-O'Farrell and Sutter-Stockton Garages requests.

6. Consideration of rescinding Supplemental Appropriation Request in the amount of $5,000 from the Off-Street Parking Fund for information in addition to the Environmental Impact Report as required by the Department of City Planning in connection with the proposed Embarcadero Garage

Director Brady presented a letter dated August 17, 1977 addressed to the Parking Authority from Mr. Rai Y. Okamoto, Director of Planning, Department of City Planning, in which he pointed out certain concerns of the City Planning Commission relative to the final Environmental Impact Report for the proposed Embarcadero Garage at Mission and Steuart Streets on The Embarcadero.

Mr. Okamoto states that the City Planning Commission cannot take any action to approve or disapprove the project until a final EIR has been certified as complete. His letter is intended to inform the Authority, not of any specific intent of the Commission, but of the concerns recognized by the Commission and embodied in existing policies of the Master Plan. These policies would make it unlikely that the Planning Commission could find the proposed project to be consistent with the Master Plan.

For these reasons, Director Brady recommended rescinding the Authority's Supplemental Appropriation Request for additional costs in preparation of the draft Environmental Impact Report.

Action: Upon motion by Member McFadden, seconded by Member Louie, Resolution No. 609, adopted May 26, 1977 requesting Supplemental Appropriation in the amount of $5,000 for additional costs in the preparation of a draft Environmental Impact Report to determine the feasibility of a public off-street parking facility at or near The Embarcadero and Mission Street in San Francisco was rexcinded. This motion was approved by the following vote: Ayes - Members Magnin, Louie and McFadden. Noes - none. Absent - Members Guggenhime and Muschi.

7. Consideration of rescinding Supplemental Appropriation Request in the amount of $1,227,600 from the Off-Street Parking Fund to implement the Neighborhood Shopping District Parking Need as developed in Report No. 2 dated January, 1977 by Bureau of Engineering, Department of Public Works

Director Brady explained that since approval of Resolution No. 611, adopted by the Parking Authority at its June 11, 1977 Regular Meeting, requesting the Board of Supervisors to appropriate $1,227,600 from the Off-Street Parking Fund to implement the Neighborhood Shopping District Parking Need Report No. 2, she has had conferences with the Mayor's Budget Division regarding encumberance of this amount in one sum.

The Mayor's Budget Division now assures the Authority that these funds are allocated and encumberance is no longer necessary and asked that Supplemental Appropriation Requests be presented one at a time for each individual neighborhood project. They concur with the Authority's plans to proceed immediately with double-decking the Mission-Bartlett Parking Plaza and development of the Polk Street district project in accordance with the City Engineer's Report No. 2. For these reasons, Director Brady recommended rescinding Resolution No. 611.

Action: Upon motion by Member McFadden, seconded by Member Louie, Resolution No. 611 requesting the Board of Supervisors to appropriate $1,227,600 from the Off-Street Parking Fund to implement the Neighborhood Shopping Parking Need as developed in Report No. 2 dated January, 1977 by the Bureau of Engineering, Department of Public Works; authorizing the Director of the Parking Authority to hold public hearings on implementation of the program was rescinded. This motion was approved by the following vote: Ayes - Members Magnin, Louie and McFadden. Noes - none. Absent - Members Guggenhime and Muschi.

8. Consideration of other Supplemental Appropriation Requests from the Off-Street Parking Fund

Chairman Magnin asked that resolutions be prepared in final form for the following Supplemental Appropriation Requests and that they be presented for action at the next Regular Meeting of the Authority:

Double-deck Mission-Bartlett Parking Plaza as recommended in the Neighborhood Shopping District Parking Need Report No. 2 - $50,800

Implement Polk Street neighborhood off-street parking project as recommended in the Neighborhood Shopping District Parking Need Report No. 2 - $32,900

Quarterly Work Order for routine services of the Real Estate Department in connection with Parking Authority matters - $3,000

Preliminary title reports, escrow fees and title insurance in connection with property acquisition by the Real Estate Department for the Performing Arts Center Garage - $1,300

Services of Deputy City Attorney for review of Parking Authority legal documents

Reclassification salary differential of Confidential Secretary to Director to Secretary to Parking Authority

9. Adoption of Conflict of Interest Code applicable to San Francisco Parking Authority

Action: Upon motion by Member Louie, seconded by Member McFadden, Resolution No. 613 adopting Conflict of Interest Code applicable to the Parking Authority of the City and County of San Francisco was approved by the following vote: Ayes - Members Magnin, Louie and McFadden. Noes - none. Absent - Members Guggenhime and Muschi.

10. Adoption of Fourth Quarterly Report 1976-1977

Action: Upon motion by Member Louie, seconded by Member McFadden, the Fourth Quarterly Report for 1976-77 was unanimously approved by the Members present.

11. Adjournment

The meeting adjourned at 2:00 P. M.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

MEETING REPORT - 397th Regular Meeting

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Thursday, September 15, 1977
1:00 P. M.
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, California 94102

PRESENT:

Authority Members: Donald Magnin, Chairman

Authority Staff: Margaret L. Brady, Director
Helen M. Ellis, Recording Secretary

Guests: S. E. Onorato, Portsmouth Square Garage, 733 Kearny St.
G. F. Kelleher, Portsmouth Square Garage, 733 Kearny St.
Mark Rand, Bureau of Engineering, 460 McAllister St.
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St.
C. M. Hudson, System Auto Parks & Garages, Inc., 330 Sutter St.
Pat Short, Polk Street Merchants, 1401 Polk St.
Fred Arndt, Polk Street Merchants, 245 Ewing Terrace

1. Roll Call

Chairman Magnin called the meeting to order at 1:00 P. M. Roll Call indicated a quorum was not present.

Chairman Magnin announced that because of lack of a quorum, the meeting would be adjourned and re-scheduled for Tuesday, September 20, 1977, at 1:00 P. M.

He extended apologies to those interested parties and representatives of other City Departments present, and advised that they would be notified of the re-scheduled meeting.

2. Adjournment

The meeting adjourned at 1:20 P. M.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

MEETING REPORT - 398th Regular Meeting

Thursday, October 20, 1977
1:00 P. M.
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, California 94102

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PRESENT:

Authority Members: Donald Magnin, Chairman
Richard J. Guggenhime, Jr.
Francis H. Louie
Michael J. McFadden, M. D.
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Helen M. Ellis, Recording Secretary

Guests: C. M. Hudson, System Auto Parks & Garages, Inc., 330 Sutter St.
Donald Hornbuckle, Ellis-O'Farrell Garage, 123 O'Farrell St.
Howard Sanders, Savoy Corporation, 2720 Taylor St.
G. F. Kelleher, S. E. Onorato, Inc., 550 Pine St.
Mervyn Silberberg, San Francisco Council of District Merchants Assns., 3700 Sacramento St.
Owen Brady, Associated Democrats of San Francisco, 535 - 39th Ave.
Mark Rand, Bureau of Engineering, 460 McAllister St.

1. Roll Call

Chairman Magnin called the meeting to order at 1:00 P. M. Roll call indicated a quorum present.

2. Adoption of Minutes - Regular Meeting September 15, 1977
Regular Meeting September 20, 1977

3. Communications

a. Copy of a letter dated September 28, 1977 from the Excelsior Businessmen's Association to the Department of Public Works in which several points are raised in response to sidewalk narrowing and angle parking on certain streets in the Excelsior District as recommended in the City Engineer's Neighborhood Parking Report No. 2.

b. Letter dated September 26, 1977 from Dr. Wm. S. Ling and one dated September 27, 1977 from Mr. Vincent M. Chinn objecting to the proposed rate increases at the Portsmouth Square Garage.

4. Report of Director - Margaret L. Brady

Portsmouth Square Garage: By letter dated October 18, 1977, the Controller advises that a rate increase at this garage is not required from an operating point. However, in following the policy of providing more short-term parking and discouraging long-term parking, he concurs with the recommendation of the Bureau of Engineering.

Japanese Cultural Center Garage By letter dated September 29, 1977, the City of San Francisco Western Addition Parking Corporation has requested a rate increase at this garage. This has been referred to the Controller, Bureau of Engineering and Real Estate Department for review and recommendation.

5. Consideration of proposed rate adjustments at Ellis-O'Farrell Garage, Fifth and Mission Garage and Sutter-Stockton Garage

Director Brady presented a letter dated August 3, 1977 from Mr. Willard E. Abel, President, City of San Francisco Ellis-O'Farrell Parking Corporation, requesting rate adjustments at the Ellis-O'Farrell Garage, attributable to increased labor costs and the inflationary trend in other operating expenses. The following is a comparison of the present and proposed rates at this facility (tax included):

	Present	Proposed
Hourly parking		
1 hour	55¢	65¢
2 hours	90¢	$1.10
3 hours	$1.30	$1.50
4 hours	$1.80	$2.00
5 hours	$2.30	$2.55
6 hours	$2.85	$3.10
7 hours	$3.35	$3.65
8 hours (maximum)	$3.70	$4.30
Monthly parking (with in and out privileges)	$37.80 (roof) $46.20 (inside)	$49.00 (roof) $58.00 (inside)

Mr. Mark Rand, Bureau of Engineering, reviewed the City Engineer's recommendations, taking into consideration the rate adjustments requested at the Sutter-Stockton Garage and the present rates at Union Square Garage, and pointed out that the Sutter-Stockton Garage operation is profitable and additional funds are not needed; whereas, the Ellis-O'Farrell Garage is facing a $10,000 deficit. The Ellis-O'Farrell request favors the same rate as Union Square, with the exception of a lower maximum rate. Therefore, in order to prevent long-term parkers from moving from Union Square to Ellis-O'Farrell or Sutter-Stockton Garages, the rate of 5 or more hours of parking at both garages should be increased to match the Union Square Garage rates. The monthly rates at the Ellis-O'Farrell Garage should be increased to $49.00 and $58.00.

The Controller states that his office has no disagreement with the basic proposal for rate adjustment, but proposed a more favorable "break" for short-term parking and a higher rate for long-term and monthly parking.

The Director of Property advises that he has no objections to the proposed changes. Since the proposed rates are essentially the same as the rates now being charged at Union Square Garage, as it has apparently been the policy to keep the rate at this facility and Union Square in line with each other, the requested changes appear to be in order.

Discussion followed.

Action: Subject to preparation of the appropriate Resolution (No. 620), for submission to the Board of Supervisors, Member Muschi moved and Member Louie seconded the adoption of the rate schedule as proposed by the operator with the exception of increasing the 8-hour maximum rate from $4.30 to $4.50. The motion was approved by the following vote: Ayes - Members Magnin, Guggenhime, Louie, McFadden and Muschi. Noes - None. Absent - None.

Director Brady presented a letter dated June 30, 1977 from Mr. Richard O. Guynn, Secretary-Treasurer, City of San Francisco Uptown Parking Corporation, suggesting certain rate adjustments at the Sutter-Stockton Garage, designed to reduce the long-term parkers and make available more parking space for the short-term parkers who come to the area on business matters, medical visits and shopping. The following is a comparison of the present and proposed rates at this facility (tax included):

	Present	Proposed
Hourly parking		
1 hour	30¢	30¢
2 hours	65¢	65¢
3 hours	95¢	95¢
4 hours	$1.35	$1.35
5 hours	$1.80	$1.80
6 hours	$2.25	$2.70
7 hours	$2.75	$3.60
8 hours	$3.15	$4.50 (maximum)
9 hours (maximum)	$3.70	
Monthly parking (with in and out privileges)	$52.50	$58.00

Mr. Mark Rand again stated that the rate adjustments at this facility should be brought more in line with those at Union Square Garage to prevent long-term parkers from taking advantage of the lower rates at either Ellis-O'Farrell or Sutter-Stockton Garages. His report therefore recommends keeping the present rates for the first 4 hours and increasing the 5-hour rate to $2.55, 6 hours to $3.10, 7 hours to $3.65 and a maximum of 8 hours to $4.50, and increasing the monthly rate to $58.00.

The Director of Property advises that he concurs in the rate changes at this facility as recommended by the Department of Public Works, Bureau of Engineering.

Action: Subject to preparation of the appropriate Resolution (No. 622), for submission to the Board of Supervisors, Member Muschi moved and Member

Louie seconded adoption of the rate schedule as proposed by the Department of Public Works, Bureau of Engineering. The motion was approved by the following vote: Ayes - Members Magnin, Guggenhime, Louie, McFadden and Muschi. Noes - None. Absent - None.

Director Brady presented a letter dated September 19, 1977 from Mr. S. E. Onorato, Managing Director, City of San Francisco Downtown Parking Corporation, requesting rate adjustments at the Fifth and Mission Garage to meet increased costs of commodities and services on the annual budget which will increase over $70,000 for the following year. The following is a comparison of the present and proposed rates at this facility (tax included):

	Present	Proposed
Hourly parking		
1 hour	15¢	15¢
2 hours	45¢	50¢
3 hours	80¢	85¢
4 hours	$1.10	$1.20
5 hours	$1.40	$1.55
6 hours	$1.75	$1.90
7 hours	$2.05	$2.40
8 hours	$2.35	$2.70
9 hours (maximum)	$2.65	$2.95
Monthly parking (with in and out privileges)	$36.75	$40.25

Mr. Rand stated that in his analysis, additional costs will reflect a $41,000 deficit if the rates remain the same. The operator proposes to increase the rates all the way up the scale, but it is his findings that the deficit can be met by increasing the rates by 10¢ to $1.20 for a maximum of $3.20 for 8 hours or more. These recommended rates will maintain low-cost parking for the shopper and discourage the long-term parker. He agrees with the operator's proposal of $35.00 plus tax for monthly parking.

By comparison with parking meter rates of 25¢ an hour on the street, Chairman Magnin recommended increasing the first hour in the garage from 15¢ to 25¢, following the operator's recommendation of 2 hours 50¢, 3 hours 85¢, 4 hours $1.20, then taking the City Engineer's recommendation of 5 hours $1.60, 6 hours $2.10, 7 hours $2.60, and 8 hours $3.20 (maximum), and $40.25 (tax included).

The Director of Property advises that he has no objections to the proposed rate adjustments as requested by the operator.

Action: Subject to preparation of the appropriate Resolution (No. 621), for submission to the Board of Supervisors, Member McFadden moved and Member Louie seconded adoption of the rate schedule as proposed by Chairman Magnin. The motion was approved by the following vote: Ayes - Members Magnin, Guggenhime, Louie, McFadden and Muschi. Noes - None. Absent - None.

6. Consideration of Supplemental Appropriation Requests from the Off-Street Parking Fund (Continued from Regular Meeting September 20, 1977)

Director Brady presented a letter dated August 20, 1977 from the Bureau of Engineering requesting funds in the amount of $50,800 from the Off-Street Parking Fund to implement double-decking of the Mission-Bartlett Parking Plaza and funds in the amount of $32,900 to proceed with the Polk Street District needs. These funds will cover preliminary designs, encompassing all field work, hearings and a final construction cost and are the first projects to proceed under the City Engineer's recommendations as contained in the Neighborhood Shopping District Parking Need Report No. 2.

She further explained that conferences had been held with the Mayor's Budget Division and assurances have been given the Authority that these funds are allocated and encumberance is no longer necessary and asked that Supplemental Appropriation Requests be presented one at a time for each individual neighborhood project.

Action: Upon motion by Member McFadden, seconded by Member Louie, Resolution No. 616 requesting Board of Supervisors to appropriate $50,800 from the Off-Street Parking Fund to implement the double-decking of the Mission-Bartlett Parking Plaza as recommended in the Neighborhood Shopping District Parking Need Report No. 2 dated January, 1977 by the Bureau of Engineering, Department of Public Works; authorizing Director of the Parking Authority to hold public hearings on implementation of the program, was approved by the following vote: Ayes - Members Magnin, Guggenhime, Louie, McFadden and Muschi. Noes - None. Absent - None.

Upon motion by Member Guggenhime, seconded by Member Louie, Resolution No. 617 requesting Board of Supervisors to appropriate $32,900 from the Off-Street Parking Fund to implement the Polk Street District project No. 2 dated January, 1977 by the Bureau of Engineering, Department of Public Works; authorizing Director of the Parking Authority to hold public hearings on implementation of the program, was approved by the following vote: Ayes - Members Magnin, Guggenhime, Louie, McFadden and Muschi. Noes - none. Absent - none.

Mr. Mark Rand advised that these projects will be subject to environmental review by the Department of City Planning.

Director Brady presented a letter dated October 14, 1977 from the Director of Property requesting an Interdepartmental Work Order in the amount of $3,000.00 on a quarterly basis for reimbursement of routine services to the Real Estate Department which are essential to the operation of the Parking Authority.

Action: Upon motion by Member Louie, seconded by Member Muschi, Resolution No. 618 requesting the Board of Supervisors to appropriate $9,000 from the Off-Street Parking Fund for routine services of the Real Estate Department in connection with Parking Authority matters, was approved by the following vote: Ayes - Members Magnin, Guggenhime, Louie, McFadden and Muschi. Noes - None. Absent - None.

Director Brady presented a letter dated October 14, 1977 from the Director of Property requesting $7,500 for estimated costs of title insurance, title reports and escrow fees for the City's acquisition of the Performing Arts Garage site.

Action: With the addition of a FURTHER RESOLVED declaring policy of the Parking Authority that expenses for the Performing Arts Garage be reimbursed from sale of bonds, upon motion by Member Muschi, seconded by Member Guggenhime, Resolution No. 619 requesting Board of Supervisors to appropriate the sum of $7,500 from the Off-Street Parking Fund to pay for the expenses of preliminary title reports, escrow fees and title insurance by the Real Estate Department in connection with property acquisition for the Performing Arts Garage, was approved by the following vote: Ayes - Members Magnin, Guggenhime, Louie, McFadden and Muschi. Noes - None. Absent - None.

Director Brady presented a letter dated October 17, 1977 from Mr. Robert A. Kenealdy, Assistant Chief Deputy City Attorney, in response to her inquiry as to the possibility of assigning a Deputy on a full-time basis to review the legal documents approving the funding and operation of various non-profit corporations which operate garages under Parking Authority jurisdiction.

Mr. Kenealey advises that for someone to be assigned to this project on a full-time basis would require approximately 6 months and because of the varied and extensive work load in the City Attorney's office, this would not be possible. In order to obtain an Attorney to do this work, a new position would have to be created in the Civil Service Classification of 8180 and the amount necessary to create such a position for a 6-month period of time would be $22,261.33 which includes salary, retirement, Social Security and health service.

Following discussion, it was the decision of the Authority Members that this matter be held over for further investigation.

7. Adjournment

The meeting adjourned at 2:10 P. M.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

MEETING REPORT - 399th Regular Meeting

Thursday, November 17, 1977
1:00 P. M.
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, California 94102

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PRESENT:

Authority Members: Donald Magnin, Chairman
Richard J. Guggenhime
Francis H. Louie
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Helen M. Ellis, Recording Secretary
Deputy City Attorney Robert A. Kenealey, Legal Counsel

Guests: James W. Meyer, Tudor Engineering Co., 149 New Montgomery St.
Calvin L. Malone, Department of City Planning, 100 Larkin St.
Anthony DeLucchi, Real Estate Department, 450 McAllister St.
Richard C. Salladin, Orrick, Herrington, Rowley and Sutcliffe, 600 Montgomery St.
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St.
C. M. Hudson, System Auto Parks & Garages, Inc., 330 Sutter St.
Mervyn Silberberg, San Francisco Council of District Merchants Assns., 3700 Sacramento St.

1. Roll Call

Chairman Magnin called the meeting to order at 1:05 P. M. Roll call indicated a quorum present.

2. Communications

a. Notice from KGO TV that their documentary entitled "Where will we park in 1984?" will be shown November 26, 1977 from 6-6:30 P. M.

b. Copy of a letter dated November 2, 1977 from Mr. Wallace Wortman, Director of Property, to Mr. S. M. Tatarian, Director of Public Works, concerning easement for sewer and water lines in the adjacent City-owned property at 24th and Capp Streets (Neighborhood Off-Street Parking Lot).

3. Report of Director - Margaret L. Brady

San Francisco General Hospital — The City Engineer has furnished the hospital administration with an up-date of his 1974 parking report on the new hospital construction and the soon-to-be-completed public parking lot. The hospital administration has also been furnished a copy of the City Attorney's Opinion relating to parking and parking control at the Hospital.

Seventh & Harrison Parking Plaza — Changes in this lease are being negotiated with the lessee because of new construction at the Hall of Justice. The lease for operation of this facility will expire June 1, 1978.

Neighborhood Parking — A letter dated October 21, 1977 has been received from Mr. Milton F. Reiterman, Assistant Superintendent - Management Services, San Francisco Unified School District, regarding use of the George Peabody schoolyard in the CLEMENT STREET neighborhood as an off-street parking facility. His office will schedule a meeting with the principal of the school, various representatives of the school district, the Parking Authority and the Clement Street Merchants Association to discuss various concerns of the proposal.

A joint owner of the lot adjoining the MISSION-BARTLETT PARKING PLAZA - 3280 22nd Street - has made an offer to sell this property to the City. This has been referred to the Real Estate Department for investigation.

By letter dated October 25, 1977 from Mr. Wallace Wortman, Director of Property, the present status of the BAY VIEW PARKING PLAZA was brought to the attention of the Authority. The facility was leased to Osborne-McKnight Funeral Directors. They have obviously vacated their building adjacent to the parking lot and are three months delinquent in their rent. This account has been turned over to the Bureau of Delinquent Revenues, Tax Collector's office. It is Mr. Wortman's recommendation that the Bureau of Street Cleaning be requested to maintain the lot and that the feasibility of reinstalling parking meters be examined.

Director Brady advised that a letter has been addressed to the President of the Bay View Merchants Association asking that this situation be brought to the attention of the association members, and if there is no service to the community, consideration will be given to recommending that the property be declared surplus and put out for sale.

City Hall Parking — The Chevron Station at the corner of Polk and McAllister Streets will be vacated after the first of the year. The Authority is working with the Real Estate Department as to its best use for the area.

Parking Tax — Supervisor Gonzales has proposed that the additional 5% off-street parking tax be used for Senior Citizens for one year.

Union Square Garage — Meetings have been held with the Recreation and Park Department and representatives of other City departments regarding certain requirements in the lease renewal in 1978.

4. Consideration of Supplemental Appropriation Request from the Off-Street Parking Fund to replace retiring Confidential Secretary to Director, San Francisco Parking Authority

Chairman Magnin explained that with the retirement from City service of Helen Ellis, Confidential Secretary to the Director, it becomes necessary to request funds to replace her accumulated sick leave with pay and accumulated vacation pay compensation and provide funds for her immediate replacement.

Action: Upon motion by Member Muschi, seconded by Member Louie, Resolution No. 623 approving Supplemental Appropriation Request from Off-Street Parking Fund for immediate replacement of 1502 Confidential Secretary to Director, Parking Authority, was approved by the following vote: Ayes - Members Magnin, Guggenhime, Louie and Muschi. Noes - None. Absent - Member McFadden.

5. Adoption of First Quarterly Report 1977-78

Action: Upon motion by Member Guggenhime, seconded by Member Louie, the First Quarterly Report for 1977-78 was unanimously approved by the Members present.

6. Performing Arts Garage - Consideration of legislation approving the Environmental Impact Report, preparation of Joint Working Agreement between the City and County of San Francisco and Parking Authority, and contract for bond counsel

Director Brady stated that the Redevelopment Agency is in the process of approving use of certain property under their jurisdiction which is necessary for the construction of the Performing Arts Garage. At the Agency's request, additional information has been furnished by Mr. James Meyer, Tudor Engineering Company, to permit scheduling of the matter at their next meeting.

Mr. Meyer advised that he had been informed that the matter would be calendared for consideration at the Agency's meeting November 29, 1977.

Director Brady continued that this development has brought about the urgent need for legislation by the Parking Authority, for submission to the Board of Supervisors, approving the Environmental Impact Report, adoption of a resolution approving a Joint Working Agreement between the City and County of San Francisco and the Parking Authority for acquisition of the Redevelopment Agency property, and a resolution authorizing entering into a contract with Orrick, Herrington, Rowley and Sutcliffe to act as bond counsel for the sale of the bonds to finance the Performing Arts Garage.

Deputy City Attorney Kenealey reviewed the legislative background of this project whereby the Parking Authority adopted its Resolution No. 605 February 17, 1977 approving in principle a proposal from the Sponsors of San Francisco Performing Arts Center for a public off-street parking facility, the issuance of revenue bonds by the Parking Authority for the construction of said facility, and the pledge of parking meter revenue to meet debt service requirements. This legislation was approved March 25, 1977 by Board of Supervisors' Resolution No. 190-77.

Under the Constitution of the State of California, the Board of Supervisors is authorized to pledge parking meter revenues for the construction of off-street parking facilities to the extent the garage revenues are insufficient to meet the service requirements.

An Ordinance approving and authorizing the Mayor to execute a Construction Agreement between the City and County of San Francisco and the Sponsors of the San Francisco Performing Arts Center will be heard by the Finance Committee November 23, 1977.

The Center will be constructed on the Civic Center Auto Park site (Commerce High School Playfield), presently under jurisdiction of the Parking Authority, and the garage will be constructed on the north side of Grove Street between Franklin and Gough Streets.

Mr. Kenealey further explained that under these circumstances, it becomes appropriate for the Parking Authority to adopt the afore-mentioned legislation for submission to the Board of Supervisors. Approving the Environmental Impact Report and preparation of the Joint Working Agreement can be done in one resolution, and approving entering into a contract with Orrick, Herrington, Rowley & Sutcliffe to act as bond counsel for sale of the bonds in a separate resolution. He introduced Mr. Richard Salladin of Orrick, Herrington, Rowley & Sutcliffe as a recognized bond counsel, having worked with the City on numerous other projects.

Action: Upon motion by Member Louie, seconded by Member Guggenhime, preparation of an appropriate Resolution (No. 625) approving the Environmental Impact Report on the Performing Arts Garage and preparation of the Joint Working Agreement between the City and County of San Francisco and the Parking Authority for acquisition of the Redevelopment Agency site for the garage, and preparation of the appropriate Resolution (No. 626) for the Parking Authority to enter into a contract with Orrick, Herrington, Rowley and Sutcliffe to act as bond counsel for the sale of bonds for the Performing Arts Garage, were approved by the following vote: Ayes - Members Magnin, Guggenhime, Louie and Muschi. Noes - None. Absent - Member McFadden.

7. New Business

Director Brady submitted a letter dated November 7, 1977 from Mr. Wm. D. Sommer, Keil, Connolly & Barbieri and attorneys for the City of San Francisco Uptown Parking Corporation, requesting Parking Authority approval of the following three bids for improvements at the Sutter-Stockton Garage:

Bender Roofing canopy remodelling and related waterproofing	$ 31,327
Nibbi Brothers, Inc. new elevator controller room and ninth floor access stairs/ramp	$ 68,056
Montgomery Elevator Co. modernization of elevators in the original garage	$140,984

By letter dated November 16, 1977, the Director of Property advises that he can only give his approval to these improvements subject to review and approval of the proposed alterations by the City Architect.

Action: Subject to inclusion of the Director of Property's condition in Resolution No. 624, approving certain improvements and necessary repairs relating to the Sutter-Stockton Garage, it was adopted upon motion by Member Louie, seconded by Member Guggenhime, and the following vote: Ayes - Members Magnin, Guggenhime, Louie and Muschi. Noes - None. Absent - Member McFadden.

8. Adjournment

Chairman Magnin asked that the meeting be adjourned in honor and memory of Mr. William L. Guilfoyle, of the law firm of Guilfoyle & Dole, and who had worked with the Parking Authority on many of its non-profit corporation projects prior to his death November 15, 1977, and that Mrs. Guilfoyle be advised of this action.

The meeting adjourned at 1:35 P. M.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

MEETING REPORT - 400th Regular Meeting

Thursday, December 15, 1977
1:00 P. M.
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, California 94102

JUN 20 1978

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PRESENT:

Authority Members: Donald Magnin, Chairman
Richard J. Guggenhime
Francis H. Louie
Michael J. McFadden, M. D.
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Deputy City Attorney Robert A. Kenealey, Legal Counsel
Helen M. Ellis, Recording Secretary

Guests: James W. Meyer, Tudor Engineering Co., 149 New Montgomery St.
Donald J. Croft, Tudor Engineering Co., 149 New Montgomery St.
Dennis Uyemura, Japan Center Parking, Inc., 1660 Geary Blvd.
Harvey Hokoda, National-Braemar, Inc., 1740 Geary Blvd.
H. W. Jupiter, San Francisco Chronicle, 5th & Mission Sts.
Mrs. T. L. Gudeman, League of Women Voters, 125 Broadmoor Dr.
R. Butz, California Parking Co., 768 California St.
Anthony DeLucchi, Real Estate Department, 450 McAllister St.

1. Roll Call

Chairman Magnin called the meeting to order at 1:05 P. M. Roll call indicated a quorum present. He noted that it was the 400th Regular Meeting of the Authority and asked that it be appropriately dedicated to Helen Ellis who is retiring as Confidential Secretary to the Director in January, 1978.

2. Communications

a. Copy of a letter dated December 5, 1977 from Mr. C. M. Hudson, System Auto Parks & Garages, Inc., to Mrs. I. P. Sicotte, Jr., in reply to her complaint concerning the Sutter-Stockton Garage.

b. Letter dated November 22, 1977 from Mr. Richard B. Stein, Manager, Civic Center Plaza Garage, in response to Director Brady's inquiry concerning accommodation of 50 cars for overnight parking at this garage.

4. Report of Director - Margaret L. Brady

City Hall Parking — Use of the property presently occupied by the Chevron Station at Polk and McAllister Streets is being considered for playground and restaurant use by the Department of City Planning. The proposal for use as temporary parking for the area is also still under consideration.

Fifth & Mission Garage — Attorneys for the City of San Francisco Downtown Parking Corporation have been advised that the Parking Authority has not been requested to approve renewal of the Operator's Agreement for the Fifth and Mission Garage which expired July 31, 1977.

A proposal is under study for a bridge over Mission Street to be constructed from this garage to The Emporium.

Civic Center Auto Park — Notice has been given by the Director of Property to APCOA, operator of this facility, terminating their lease effective midnight January 2, 1978 in anticipation of excavation for the Performing Arts Center to begin January 3, 1978.

Performing Arts Garage — The Art Commission will consider approval of plans and specifications for the Performing Arts Garage at its Civic Design Committee meeting December 19, 1977.

Seventh & Harrison Parking Plaza — Space in this facility is being used by Nibbi Brothers for storage of materials during construction at the Hall of Justice. No changes in the lease are necessary at this time but will be considered in new documents at the time of renewal when new bids for operation are called for prior to June, 1978.

Union Square Garage — Meetings are being held with the Recreation and Park Department, Bureau of Engineering and Real Estate Department to formulate requirements to be included in the lease renewal in 1978.

Automatic Equipment — Director Brady asked that the Authority Members give consideration to establishing a policy decision concerning the use of automatic equipment in all garages to eliminate some of the services being provided now, and also in line with the Conservation Task Force in seeking water and energy conservation. Various automatic equipment companies are being contacted and consulted.

5. Report of Legal Counsel - Deputy City Attorney Robert A. Kenealey

Mr. Kenealey advised that the draft of the Joint Working Agreement as authorized by the Parking Authority at its November 17, 1977 Regular Meeting for the Performing Arts Garage has been completed and delivered to the Parking Authority. One matter which requires a decision by the Authority before going to the Board of Supervisors for hearings is the determination of selecting a Construction Consultant for the project - whether it be an independent firm or the City's Department of Public Works. It was his suggestion that the Agreement be amended to provide that this selection be made by the Parking Authority.

Action: Member Guggenhime moved that the Joint Working Agreement between the City and County of San Francisco and the Parking Authority be amended to provide that selection of a Construction Consultant for the Performing Arts Garage be made at the discretion of the Parking Authority. Member McFadden seconded the motion and it was unanimously approved by the Members present.

Director Brady advised that she was in the process of securing a statement of costs from the Bureau of Architecture, Department of Public Works, for this particular service.

6. Approving final plans and specifications - Performing Arts Garage

Director Brady prefaced presentation of the plans and specifications for the Performing Arts Garage by explaining that the Redevelopment Agency has agreed to transfer of the property under its jurisdiction necessary for the construction of this garage, with a qualifying statement that the transfer will not be effective until there is actual construction started on the Performing Arts Center and the award for demolition will not be made until that same time.

Mr. James Meyer, Tudor Engineering Company, presented plans and specifications for the Performing Arts Garage as prepared by his company, and explained their details as having been reviewed by other concerned City Departments, particularly the Bureau of Engineering, Department of Public Works. He stated that the matter of landscaping on Gough Street might be held in abeyance pending approval by the Art Commission, and also the provision for automatic equipment installation. The matter of automatic equipment is being investigated by Director Brady and the Bureau of Engineering, but provision for wiring and conduit for futhre installation could be included in the plans and specifications.

Discussion followed. It was noted that the feasibility study provides that architectural and engineering fees are to be paid out of the bond issue.

Action: Subject to inclusion of a revision that the plans and specifications be approved, except insofar as the specifications relate to the operating equipment, Resolution No. 627 approving plans and specifications for Performing Arts Garage, was adopted upon motion by Member Guggenhime, seconded by Member Muschi, and the following vote: Ayes - Members Magnin, Guggenhime, Louie, McFadden and Muschi. Noes - None. Absent - None.

7. Consideration of employment of Blyth Eastman Dillon & Co. to serve as financial consultants for the issuance of bonds for the Performing Arts Garage

Director Brady presented a letter dated December 13, 1977 from Mr. T. E. Comerford, Senior Vice President of Blyth Eastman Dillon and Company, enclosing a form of Agreement between the Parking Authority and Blyth proposing to serve as financial consultants for the Performing Arts Garage.

The Agreement is for a term of three (3) years and compensation for Blyth's services is $25,000, payable from sale of the bonds. Director Brady referred particularly to Paragraph 5 of the Agreement which concerns various costs and expenses relative to bond negotiations and indicated that it was her intent to request a statement outlining these expenses.

Action: Upon motion by Member Louie, seconded by Member Muschi, Resolution No. 628 approving the employment of Blyth Eastman Dillon & Co. as financial consultants to the San Francisco Parking Authority relating to the financing program for the construction of a public off-street parking facility known as the Performing Arts Garage was approved by the following vote: Ayes - Members Magnin, Guggenhime, Louie, McFadden and Muschi. Noes - None. Absent - None.

8. Consideration of proposed rate adjustments at the Japanese Cultural Center Garages

Director Brady presented a letter dated September 29, 1977 from Mr. Harry Shifs, President of the City of San Francisco Western Addition Parking Corporation, requesting rate revisions at the Japanese Cultural Center Garages, attributable to increased costs of operation reflecting inflationary trends.

The main item in this request is to establish a single-user "cold storage" rate for garage Unit "B" which is a separate garage facility containing approximately 150 parking spaces. An opportunity exists to negotiate a single-user area for automobile storage and processing on a month-to-month basis whereby the dealer would pay a flat monthly stall rate based on the right to use all Unit "B" stalls at a slightly higher per stall rate and would directly pay all utilities used during the period of single-use occupancy. The following is a comparison of the present and proposed rates at this facility (tax included):

	Present	Proposed
Hourly parking		
1 hour	40¢	45¢
2 hours	70¢	75¢
3 hours	$1.00	$1.05
4 hours	$1.25	$1.35
5 hours	$1.60	$1.65
6 hours	$1.85	$1.95
7 hours	$2.15	$2.25
8 hours (maximum)	$2.30	$2.55
Validation parking		
Book of Stamps (1 hour)	$17.33	$19.00
Book of Stamps (3 hours)	$52.00	$57.00
Monthly parking (with in and out privileges)	$34.65	$38.50
Monthly storage	$11.55	$12.65
Special all-day perimeter parking	$1.05	$1.25
Single-user rate	- - - -	$13.33/stall ($1,999.50/mo. - plus utilities)

In his review of this request, the City Engineer concurs with the increases in the hourly rates and recommends adoption of the single-user "cold storage" rate for garage Unit "B" as requested by the operator. The Controller and Director of Property have no objection to the rate adjustment and proposed monthly single-user "cold storage" rate.

Action: Subject to preparation of the appropriate Resolution (No. 630), for submission to the Board of Supervisors, Member McFadden moved and Member Muschi seconded adoption of the rate schedule as proposed by the operator. The motion was approved by the following vote: Ayes - Members Magnin, Guggenhime, Louie, McFadden and Muschi. Noes - None. Absent - None.

9. Adoption of Parking Authority Budget for fiscal year 1978-1979

Director Brady presented the Parking Authority budget for the fiscal year 1978-79 in the amount of $347,278, of which $71,462 is for Authority administrative expenses and $275,816 is for contractual services of other City departments and possessory interest taxes on the Golden Gateway and Japanese Cultural Center Garages. This is an increase of $78,299. The increase is primarily those of increased possessory interest taxes and contractual services to other departments.

Action: Upon motion by Member Muschi, seconded by Member Louie, the budget as presented for the fiscal year 1978-79 was unanimously approved by the Members present.

10. New Business

Director Brady presented a letter dated December 8, 1977 from Mr. Gilbert H. Boreman, Clerk of the Board of Supervisors, advising that the Finance Committee, at its meeting of December 7, 1977, suggested that it would be appropriate for the Parking Authority to submit a Supplemental Appropriation Request in the amount of $5,000 to be used for the preparation of additional information for the Environmental Impact Report on the proposed Embarcadero Garage (Mission and Steuart Streets).

She explained that this Supplemental Appropriation Request had been submitted June 8, 1977 but was rescinded September 20, 1977 upon receipt of information from the Director of City Planning indicating the proposed garage was not in conformance with accepted land use of the area.

She also presented a letter dated December 14, 1977 from the Planning Committee of the Embarcadero YMCA indicating definite opposition to a garage in this area. Opposition has also been expressed by telephone from Mr. Norman Rolfe of San Francisco Tomorrow because it would interfere with the Municipal Railway terminus, the City's Transit First policy and cause demolition of housing in the area.

Action: Upon motion by Member Guggenhime, seconded by Member Muschi, Resolution No. 629 requesting emergency supplemental appropriation in the amount of $5,000 for additional costs in the preparation of a draft Environmental

Impact Report to determine the feasibility of a public off-street parking facility at or near The Embarcadero and Mission Streets in San Francisco was approved by the following vote: Ayes - Members Magnin, Guggenhime, Louie, McFadden and Muschi. Noes - None. Absent - None.

11. Adjournment

The meeting adjourned at 2:10 P. M.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

MEETING REPORT - 401st Regular Meeting

Thursday, January 26, 1978
1:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

JUN 30 1978

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PRESENT:

Authority Members: Donald Magnin, Chairman
Francis H. Louie

Authority Staff: Margaret L. Brady, Director
Helen M. Ellis, Recording Secretary

Absent:

Authority Members: Richard J. Guggenhime
Michael J. McFadden, M.D.
Achille H. Muschi

This meeting was postponed due to lack of a quorum.

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

MEETING REPORT - 402nd Regular Meeting

Thursday, February 16, 1978
1:00 PM
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, California 94102

JUN 20 1978
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PRESENT:

Authority Members: Donald Magnin, Chairman
Richard J. Guggenhime
Francis H. Louie
Michael J. McFadden, M.D.
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Deputy City Attorney Robert A. Kenealey, Legal Counsel
Ina Pewitt, Recording Secretary

Guests: Richard Hiscocks, Orrick, Harrington, Rawley & Sutcliffe, 600 Montgomery Street, SF
Richard Puccinelli, California Parking, P.O. Box 2882, SF
Russell H. Presting, Onorato Garages, 550 Pine St., SF
S.E. Onorato, Onorato Garages, 550 Pine St., SF
Sam A. Waters, Onorato Garages, 550 Pine St., SF
James W. Meyer, Tudor Engineering Co., 149 New Montgomery, SF
Peter Kuehl, Chronicle, 5th & Mission Streets, SF
Mervyn I. Silberberg, Council of District Merchants, 3700 Sacramento St., SF
Anthony DeLucchi, Real Estate Department, 450 McAllister St.,SF

1. Roll Call

Chairman Magnin Called the meeting to order at 1:10 PM. Roll call indicated a quorum present. He introduced Mrs. Ina Pewitt as the incoming Confidential Secretary to the Director of the Parking Authority, replacing Helen Ellis who retired last January.

2. Communications

a. Copy of letter from Kaplan, opposing overpass

b. Copy of letter from Peabody School

3. Report of the Director

Clement Street

On January 27, 1978 we met with Larry Jacobson, SF Unified School District; Principal, Peabody School; Robert Nelson, Architect, Area IV; and Messrs. Daly, Whiting, Phillips of the Clement Street Merchants Association.

The Clement Merchants are interested in a semi-sub surface parking lot under Peabody School play yard on Seventh Avenue (between Clement and California). The school personnel have no objections. We have asked Traffic Engineering, DPW, to prepare cost figures for a feasibility study, understanding that public hearings and approval by the Planning Department would be necessary. We can discuss when Traffic Engineering figures are available.

Embarcadero Garage

We have been advised by the City Attorney's office that a suit has been filed asking the City for reimbursement of some $50,000 expended by the non-profit corporation on this project. We have made available the joint working agreement which specifies "no money can be expended without approval of the Parking Authority"; which, of course, would mean concurrence by the Board of Supervisors.

Marshall Square Parking Plaza

We are still collecting gross receipts on a daily basis attempting to bring the delinquent payments up to date.

Ocean Avenue

We have spoken with Nat Taylor of the Department of City Planning, who is working with the Ocean Avenue Merchants -- Junipero Serra to Geneva -- regarding upgrading the neighborhood/Homewood Terrace project. We shall meet with them regarding potential off-street parking area, conditional on plans presented and implemented.

Off-Street Parking Tax

We have met and conferred with the Transportation Policy Group on the ABAG Environmental Report, and in particular the Air Quality section as it applies to San Francisco. We appose a proposed split-level tax; in fact, we definitely held out for NO imposition of a regional tax of any kind.

Supervisor Harvey Milk has also proposed a split-level tax for San Francisco. We have sent him Thad Brown's letter along with our comments (copies to all members of the Board of Supervisors).

Performing Arts Garage - to be discussed at February 16 meeting.

Supplemental Appropriation

On February 8, 1978 we got approval of our request for $3,000 per quarter to Real Estate Department to be expended by Work Order -- Unused balance to be returned to Off-Street Parking Fund.

We have our $7,500 for escrow costs for Performing Arts Center Garage up before Finance on February 15. This money to be returned to Off-Street Parking Fund upon sale of bonds.

Also, we have our supplemental appropriation to pay out Helen Ellis, retiree, on the February 15 calendar.

Sutter-Stockton Garage

We have a request from Mr. Guynn to investigate the possibility of imposing a 50¢ surcharge for parking in the ground level. We shall check with the City Attorney to see if this is possible without Board of Supervisors' permission.

Union Square Garage

As you know, Union Square Garage is no longer "one of ours" (lease expires June 30, 1978). However, we - together with Traffic Engineering and Real Estate Dept. - have been asked to advise and assist in the new bid documents. We held a joitn meeting with Recreation and Park Commissioners DeGrazia and Harris. The consensus is that the garage needs renovation, automotive services should be eliminated, and ticket issuing/cashiering should be automated. Commissioner Friend has requested that we check on profits from gasoline sales, which we are doing.

Transportation Policy Group

Attached is a copy of an agreement signed by the Parking Authority and other members of TPG with regard to funding of a SF Center City Circulation Program. We are also signing an agreement for Transit Preferential Streets UMTA demonstration grant.

City Hall Area Parking

We have met with Symphony personnel regarding their patron parking problems pending completion of PACG. We suggested -- and they concurred -- that a map be circulated to their patrons showing public parking and eating establishments; i.e. Civic Center Garage, etc. (similar to that sent by Bill Brennan of the higher opera).

We have also joined Wallace Wortman, Real Estate Department, in an ordinance providing temporary parking corner of Polk and McAllister Streets pending ultimate disposition of that property.

ACTION: It was moved by Member Guggenhime, seconded by Member Louie, that the Report of the Director be included in the minutes of this meeting.

4. Approval of Minutes

Minutes of the December 15, 1977 Regular Meeting were adopted as submitted.

5. Election of Chairman for 1978

Member Muschi asked for nominations for Chairman of the Parking Authority. Member Louie moved that Mr. Magnin continue to serve as Chairman of the Authority. The motion was seconded by Member Muschi. With a unanimous vote, Mr. Magnin was elected Chairman of the Parking Authority for 1978. Member Muschi congratulated and thanked Mr. Magnin for his services to the Authority.

6. Report of Legal Counsel

No Report.

7. Consideration of Lease for Performing Arts Garage

Mr. Robert A. Kenealey, Deputy City Attorney, indicated that the lease between the City and County of San Francisco and the Parking Authority for the Performing Arts Garage is for the period June 1, 1978 to June 1, 2003. The annual rental payments to the Parking Authority will be $615,000, provided that if the facilities have not been substantially completed and the project is not ready for occupancy on August 1, 1979, rental shall not commence until substantial completion takes place and that the rental to be paid for the portion of the annual period in which the first payment of the rental occurs shall be prorated and paid within fifteen days following commencement of such liability, but in no event later than the next succeeding August 1.

Mr. Kenealy stated that the project would take nine months to a year to complete. He could not submit a cost figure on the facility at this time; however, the cost should be lower than the bond insurance between the Parking Authority and the City. He would have the figures available some time in March or April.

Mr. Kenealey went on to say that the lease also provides for additional rental. The City shall pay to the Parking Authority as shall be required by the Authority for the payment of all taxes and assessments, all administrative costs and insurance premiums for all insurance required. Amounts of money for the Parking Authority must be paid by the City.

Mr. Kenealey suggested that the Parking Authority take out an All Risk Builders' Risk insurance, as well as fire coverage on the facility until bonds are retired. The City must maintain this property. He stated that there will be a subsequent agreement between the Parking Authority and the City to put out bids for operating agreement.

At this point in the meeting, Member McFadden arrived.

Mr. Kenealey stated that the Parking Authority and the insurance bond counsel will oversee the construction of the facility.

Mr. Kenealey noted a correction should be made on the resolution of the Parking Authority approving and authorizing the execution of a project lease and authorizing and ratifying execution of documents reasonably necessary for the issuance, sale and delivery of bonds. Instead of the "President" of the Parking Authority it should be the "Chairman". There should be an Assistant Secretary as well to sign all bonds relating to the Performing Arts Center. He indicated that all bonds should be kept in safekeeping outside of the Parking Authority building.

Chairman Magnin asked if there were any questions regarding the project lease. Director Brady inquired as to where the money would come from. Mr. Kenealey responded that the money would come from the proceeds from the rental of city-owned garages, from parking meter funds and the Off-Street Parking Fund.

Mr. James Meyer, Tudor Engineering Co., mentioned the use of revenues. He stated that there have been two rate increases in three city-owned garages, one of which had an increase of as high as 40%. There has not been an updated report on the projections made in 1976. There has been a 40% rate increase above that in the 1977-78 study. He also stated there would be an increase in operating costs.

Director Brady asked Mr. Meyer if there is assurance that the Off-Street Parking Fund revenue for the garage would be sufficient. Mr. Meyer responded that the differences in the estimated bond issue have not increased in the same proportion. The parking rate has gone up and the parking tax comes out of the revenue. Mr. Magnin did not find it difficult to justify the use of excess funds for this project.

Mr. Kenealey suggested an updated report, since we don't know the bond market at this time and cannot project construction estimates. He stated that construction bids were needed.

Mr. Kenealey referred to the letter dated February 8, 1978 from Blyth Eastman Dillon & Co., drafting the financing lease rental figures for the Performing Arts Garage. A review of the figures has been made by the Parking Authority members. Mr. Magnin stated that since the garage was subsidized by the City, he saw no problem in approving this resolution. Mr. Meyer felt that the figures were conservative. Mr. Kenealey recommended approval of the resolution.

At the conclusion of the discussion, it was moved by Member Muschi, seconded by Member Louie, to adopt Resolution No. 631 approving and authorizing the execution of a project lease and authorizing and ratifying execution of documents reasonably necessary for the issuance, sale and delivery of bonds.

Ayes: Members.Magnin, Guggenhime, Louie, McFadden and Muschi

Noes: None
Absent: None

8. Construction Consultant Services for Performing Arts Garage

Members Magnin and Louie interviewed the consultants for the Performing Arts Garage following the Regular Meeting of January 26, 1978. Mr. Magnin asked if a decision had to be made at this time. Director Brady responded that if the Parking Authority was not prepared to make payments for the consultant services, there was no sense in hiring at this time.

Mr. Magnin informed the Parking Authority that he and Member Louie have not had an opportunity to discuss their reviews and recommendations with each other. They requested a more detailed presentation from the consultants (McLean and Conrad).

Mr. Mervyn I. Silberberg, Council of District Merchants, inquired if plans had been presented by consultants. Director Brady responded that plans were accepted by the Parking Authority as they were delivered by Tudor Engineering Co. Member Magnin requested the Director to call for a special meeting to meet with the consultants, whereby the other members of the Parking Authority would have the opportunity to review the consultants.

9. Consideration of proposal of Trustee of Performing Arts Garage
10. Consideration of insurance carrier for Performing Arts Garage

Consideration of proposal of Trustee and insurance carrier for the Performing Arts Garage will be discussed at the next meeting. Member Guggenhime requested to review more than one proposal for the trustee of the Performing Arts Garage. Member Magnin agreed.

11. Resolution for supplemental for $827.68 for parking lot at 18th and Castro Streets

Director Brady informed the Parking Authority that many complaints have been received from people who live in the area around the above-mentioned parking lot. It has been suggested by the Department of Public Works to lower the wall height to bench height around the parking lot at a cost of $827.68. Member McFadden disapproved of this action and was of the opinion that this would not resolve the problem.

ACTION: When the motion was called, Member Muschi moved, seconded by Member Guggenhime, to adopt Parking Authority Resolution No. 632 approving a supplemental appropriation for $827.68 for the parking lot at 18th and Castro Streets.
Ayes: Members Magnin, Louie, Guggenhime, Muschi
Noes: Member McFadden
Absent: None

12. Unfinished Business

Director Brady indicated that the Parking Authority had to approve adoption of the Parking Authority's Quarterly Report.

ACTION: It was moved by Member Muschi, seconded by Member Louie, and carried unanimously to approve the Quarterly Report as submitted.
Ayes: Members Magnin, Louie, Guggenhime, Muschi, McFadden
Noes: None
Absent: None

Director Brady stated the need for the Parking Authority's approval of Mr. Richard Salladin as Bond Counsel. It was so moved with unanimous consent.

Mr. Kenealey requested Mr. Meyer to update the feasibility study of the revenue estimates and projections for the Performing Arts Garage. Mr. Meyer requested two weeks to work on updating the report. He wished to keep the figure limit to gross revenues as indicated on Table 5 of the report. He stated that he would have the revised report ready by March 2nd for the special meeting.

13. Public Discussion of Agenda Matters

Chairman Magnin asked if there were any comments on agenda matters from the public. Mr. Sal Onorato, Onorato Garages, stated that the bond provided by the Parking Authority needs to be completed. He indicated there is a need to save money and the bond should not have to do the same job twice. Mr. Kenealey clarified Mr. Onorato's misunderstanding of the bond.

Mr. Onorato informed the Parking Authority that he and his company had made a survey of city-owned garages in regard to parking income per stall per year, excluding tax. He stated that it costs $1500 per stall per year with a 25% - 30% operating cost to the City. He also stated that these figures were available at any time should the Parking Authority so request them.

Mr. Mervyn I. Silberberg of the Council of District Merchants suggested consideration of pedestal-type parking down the middle of Geary Blvd.

14. Adjournment

With no lfurther discussion, Chairman Magnin adjourned the meeting at 2:00 p.m.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

MEETING REPORT - 403rd Regular Meeting

Thursday, March 2, 1978
1:30 P.M.
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, CA 94102

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PRESENT:

Authority Members: Donald Magnin, Chairman
Richard J. Guggenhime
Francis H. Louie
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Deputy City Attorney Robert A. Kenealey, Legal Counsel
Ina Pewitt, Recording Secretary

Guests: James W. Meyer, Tudor Engineering Co., 149 New Montgomery
Chuck R. Davis, Apcoa Parking, 1390 Market St., SF
Richard Puccinelli, California Parking, P.O. Box 2882, SF
S.E. Onorato, Onorato Garages, 550 Pine St., SF
Sam A. Waters, Onorato Garages, 550 Pine St., SF
R.W. Preshing, Onorato Garages, 550 Pine St., SF
C.M. Hudson, System Auto Parks, 555 Kearney, SF
Jim Miller, Department of City Planning, 100 Larkin, SF
Charles M. Boldon, Conrad Associates, 14656 Oxward, Van Nuys
Robert Coyle, Conrad Associates, 1964 Mountain Bl., Oakland
Anthony Delucchi, Real Estate Dept., 450 McAllister St., SF
Leo S. Goeslinger, McLean & Goeslinger
James M. McLean, McLean & Goeslinger
Richard Salladin, Bond Counsel

Absent: Authority Member: Michael J. McFadden, M.D.

1. Roll Call

Chairman Magnin called the meeting to order at 1:40 pm. Roll call indicated a quorum present. A new meeting time of 1:30 pm has been adopted.

2. Communications

Copy of letter dated February 27, 1978 from Guilfoyle and Dole regarding procedure for rent payments on Ellis-O'Farrell garage.

3. Adoption of Minutes - None

4. Report of Director - None

5. Report of Legal Counsel - None

6. Consideration of Proposal of Trustee of Performing Arts Garage

Mr. Richard Salladin, Bond Counsel, proposed to appoint the Chartered Bank of London as trustee for bond issue for the Performing Arts Garage, but was unaware of other proposals submitted.

Chairman Magnin indicated that the members of the Parking Authority had not had an opportunity to review the other proposals; therefore, he suggested that the members read and review all proposals for trustee and make a recommendation at the next meeting.

Member Guggenhime suggested Mr. Salladin be present at the next meeting to discuss trustee proposals.

7. Consideration of Insurance Carrier for Performing Arts Garage

ACTION: It was moved by Member Muschi, seconded by Member Louie, to approve the insurance carrier for the Performing Arts Garage.
Ayes: Members Magnin, Guggenhime, Louie, Muschi
Noes: None
Absent: Member McFadden

8. Updated Feasibility Report from Tudor Engineering Co.

Director Brady stated she had received the revised feasibility study prepared by Tudor Engineering Co. She indicated that a copy of the study had been sent to Mr. Harvey Rose, Board of Supervisors Budget Office, to be approved by the Finance Committee.

Messrs. Kenealey and Salladin and Director Brady are to meet with Mr. Rose and the Board of Supervisors regarding the feasibility study.

Mr. James W. Meyer, Tudor Engineering Co., commented briefly on the revised feasibility study.

Chairman Magnin expressed the Parking Authority's appreciation for Mr. Meyer's expertise in supplying the updated feasibility study within the time limitations.

(NOTE: The following comments were made regarding Items 9 and 10, which were deferred until the next meeting.)

9. Detailed Breakdown and Actual Cost - Tudor Engineering Co.
10. Communication from Performing Arts Center Sponsors with Regard to Accounting and Reimbursement Expenses

Director Brady stated that she had reviewed the report from Mr. T.E. Comerford, Senior Vice President of Blyth Eastman Dillon & Co., and suggested that money not be expended at this time. Chairman Magnin agreed. Mr. Kenealey indicated that he would have the figures available some time in April. He stated that a decision should be made regarding the approval of the bond issue at the same time as the adoption of the bond issue resolution. Discussion followed. Mr. Kenealey stated that construction bids would go out on March 23, 1978.

11. Consideration of agreement with Tudor Engineering Co. for services during construction

Director Brady informed the Parking Authority that Mr. Kenealey had not had an opportunity to review the agreement with Tudor Engineering and wishes the Authority to approve the agreement subject to his review and will then present them a formal recommendation at a later date.

Chairman Magnin requested Mr. Kenealey to check the rate schedule with the Department of City Engineering.

ACTION: Upon motion, it was moved by Member Muschi, seconded by Member Louie, with Member Guggenhime abstaining, to approve the agreement between the Parking Authority and Tudor Engineering Co., subject to Legal Counsel's review.
Ayes: Member Magnin, Louie, Muschi
Noes: None
Absent: Member McFadden

12. Consideration of construction consultant - discussed as last item on agenda.

13. Consideration of supplemental appropriation for construction consultant money to be returned to the Parking Authority from bond issue

Chairman Magnin indicated that this subject will be deferred until the next meeting.

14. Consideration of disposition between the Redevelopment Agency and the Parking Authority

Director Brady requested Mr. Anthony Delucchi, Real Estate Department, to address the Parking Authority regarding the agreement with the Redevelopment Agency.

Mr. Delucchi indicated that the agreement states that the Parking Authority agrees to abide by Redevelopment Agency's policies. Agreement is entered into prior to actual transfer of property.

Director Brady informed the Parking Authority that Mr. Kenealey wished to make some changes on the agreement and present the final form to the Authority at a later date.

Mr. Kenealey informed the Parking Authority that the Redevelopment Agency is anxious to go into agreement and has the right to review the Parking Authority's plans.

Further discussion on the disposition will be taken up at a later date, pending Mr. Kenealey's review and final recommendation.

15. Receipt of Preliminary Contract Documents for Performing Arts Garage-Tudor Engineering Co.

Mr. James W. Meyer, Tudor Engineering Co., distributed copies of the preliminary contract documents for the Performing Arts Garage as prepared by his company. He requested that comments regarding the contract be given no later than March 15 to Tudor Engineering, since the bidding requirement schedule is tentatively set for March 23, 1978.

16. Resolution acknowledging the re-election of Donald Magnin as Chairman of the Parking Authority, City and County of San Francisco

Director Brady stated that it was necessary to have a formal resolution drawn up approving the re-election of Mr. Magnin as Chairman of the Parking Authority since his signature is required on legal documents as Director of the Parking Authority for the Performing Arts Garage.

ACTION: When the motion was called, it was moved by Member Guggenhime, seconded by Member Louie, with Member Magnin abstaining from vote, to approve Parking Authority Resolution No. 633 acknowledging the re-election of Donald Magnin as Chairman of the Parking Authority, City and County of San Francisco.

Ayes: Members Guggenhime, Louie, Muschi
Noes: None
Absent: Member McFadden

17. Resolution appointing Margaret L. Brady, Director of the Parking Authority of the City and County of San Francisco, as Director, Secretary of the Parking Authority of the City and County of San Francisco and appointing Ina Pewitt, Confidential Secretary, as Assistant Secretary of the Parking Authority of the City and County of San Francisco

Member Guggenhime inquired if it was formal to have a resolution to have the Secretary sign documents. Mr. Richard Salladin, Bond Counsel, replied in the affirmative.

ACTION: Upon motion, it was moved by Member Muschi, seconded by Member Louie, approving Parking Authority Resolution No. 634.

Ayes: Members Magnin, Guggenhime, Louie, Muschi
Noes: None
Absent: Member McFadden

18. Resolution requesting Board of Supervisors to appropriate $2,500 from the Off-Street Parking Fund to permit a feasibility study of a parking facility on the site of the George Peabody School

Director Brady stated that she had met with members of the Richmond District and the San Francisco Unified School District regarding the possibility of a parking facility on the site of the George Peabody School. She indicated there was no opposition to the proposal.

ACTION: When the motion was called, it was moved by Member Guggenhime, seconded by Member Muschi, to approve Parking Authority Resolution No. 635.

Ayes: Members Magnin, Guggenhime, Louie, Muschi
Noes: None
Absent: Member McFadden

19. Unfinished Business

Director Brady stated that she had received notification from Guilfoyle and Dole regarding the Ellis-O'Farrell Garage. The letter indicated changes on the rental structure on the commercial properties section of that garage.

Mr. Kenealey informed the Parking Authority that the amount of $5,300,000 in the project lease for the Performing Arts Garage has been increased from the $5,100,000 proposed amount. He indicated that a resolution was necessary to amend the last resolution.

Mr. Salladin stated that the Parking Authority can issue no more than the maximum amount.

ACTION: When the motion was called, it was moved by Member Guggehime, seconded by Member Muschi, approving Parking Authority Resolution No. 638 to amend Resolution No. 631.
Ayes: Members Magnin, Guggenhime, Louie, Muschi
Noes: None
Absent: Member McFadden

Mr. S.E. Onorato, Onorato Garages, made comments and a correction regarding his company's survey on the cost of a parking stall per year.

20. New Business

Director Brady advised the Parking Authority that Member Francis Louie had been affirmed by the Rules Committee on February 24, 1978. Congratulations were extended to Member Louie by Members Magnin and Muschi.

With no further discussion, Chairman Magnin continued the meeting with the introduction of the construction consultants, for interview by the members of the Parking Authority. Mr. Charles M. Boldon and Mr. Robert Coyle of Conrad Associates presented themselves.

Mr. Boldon stated that his company has been developing parking structures for a number of years and has experience in the field of parking structures from small to large complexes. They are experienced in design of parking structures and have designed 200 parking structures.

Mr. Coyle distributed pictures of the Oakland city parking structure which they constructed over a period of one year for 1100 cars. He indicated they have designed and supervised construction of shopping centers, the BART garage in Daly City, as well as 12 other garages in the Bay Area. Mr. Boldon stated that basically design and supervision is their specialty; however, they do have a General Contractor's license.

With no further discussion, McLean & Goeslinger presented themselves. They stated they are one of the professional management firms in San Francisco, specializing in construction and supervising - no designing. Member Guggenhime inquired about their involvement with the Tennis complex in Silverado. They responded that their company was consulted about the possibility of building a tennis complex on the financial end. They indicated that they would do the research work and follow through with supervision of the construction. Chairman Magnin asked to what degree Conrad Associates can contribute to design and layout of garage plans. They responded that the garage was a very economical parking structure and that major changes would take time and involve additional costs. It was felt that at this point it was too late to make major changes; therefore, monitoring would be their sole contribution.

The same question was asked of Conrad Associates, who felt that no major changes could be feasibly made and recommended only minor changes.

Chairman Magnin requested the Director to schedule a meeting for the members to make a recommendation on the construction consultants for the Performing Arts Garage.

Member Guggenhime suggested that the Parking Authority consider hiring an outside attorney to review future legal documents.

With no further discussion, the meeting was adjourned at 2:45 PM

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

MEETING REPORT - 4C4th Regular Meeting

Thursday, March 16, 1978
1:30 PM
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, CA 94102

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PRESENT:

Authority Members: Donald Magnin, Chairman
Richard J. Guggenhime
Francis H. Louie
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Deputy City Attorney Robert A. Kenealey, Legal Counsel
Ina Pewitt, Recording Secretary

Guests: James W. Meyer, Tudor Engineering Co., 149 New Montgomery, SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
C.M. Hudson, System Auto Parks, Inc., 555 Kearny St., SF
A.J. DeLucchi, Dept. of Real Estate, 450 McAllister St., SF
R. Puccinelli, California Parking, 768 Sansome St., SF
Richard I. Hiscocks, Orrick, Harrington, Rowley & Sutcliffe, 600 Montgomery St., SF
Mrs. T.L. Gudeman, League of Women Voters, 125 Broadway, SF
Russell W. Presting, Onorato Garages, 550 Pine St., SF

ABSENT

Authority Member: Michael J. McFadden, M.D.

1. Roll Call

Chairman Magnin called the meeting to order at 1:40 PM. Roll call indicated a quorum present. Chairman Magnin indicated that Member Guggenhime had an important engagement to attend this afternoon, therefore, all agenda matters that required a quorum vote would be discussed first.

Director Brady stated receipt of a letter to Mr. Samuel B. Stewart, President of the Sponsors for the Performing Arts Center, dated February 28, from Mr. T.E. Comerford, Senior Vice President, Blyth Eastman Dillon & Co., regarding the reimbursable expenses incurred by his company.

6. Resolution appointing Trustee for the Performing Arts Center Garage

Chairman Magnin stated proposals have been received from the Chartered Bank of London, Bank of America, Wells Fargo Bank and Crocker National Bank outlining the charges for issuance and maintenance of bonds for the Performing Arts Center Garage.

At this point in the proceedings, Member Muschi arrived in the meeting room.

Chairman Magnin read the comparison rates from the four banks. He asked Mr. Kenealey, Legal Counsel, the definition of "Investment Charge". Mr. Kenealey assumed that "Investment Charge" would be the fee for the reinvestment of the proceeds and reimbursements. At the conclusion of the discussion, Chairman Magnin stated that all four banks qualified and asked for motion.

ACTION: Upon motion, it was moved by Member Guggenhime, seconded by Member Muschi, to appoint the Chartered Bank of London as Trustee for the Performing Arts Center Garage.
Ayes: Members Magnin, Guggenhime, Louie and Muschi
Noes: None
Absent: Member McFadden

8. Resolution affirming agreement with Tudor Engineering Co. for services during construction

Mr. Kenealey stated he wished to make minor changes in the agreement, but suggested approval subject to revision in the language.

ACTION: It was moved by Member Muschi, seconded by Member Louie, with Member Guggenhime abstaining from vote, to approve the resolution subject to revision in the language.
Ayes: Members Magnin, Louie and Muschi
Noes: None
Absent: Member McFadden

9. Resolution appointing construction consultant for the Performing Arts Garage

Chairman Magnin stated that for lack of quorum at the January 26, 1978 Regular Meeting, a request for a second presentation of the construction consultants be made at the March 2, 1978 Regular Meeting, whereupon a decision would be made at this meeting. Mr. Kenealey advised that the Chairman may poll the members for their recommendation of a construction consultant. Upon Chairman Magnin's request for recommendation, Member Muschi responded with no opinion - both were acceptable. Member Guggenhime suggested approval of Conrad Associates as construction consultant for the Performing Arts Garage. Members Magnin and Louie responded in the affirmative.

ACTION: Member Guggenhime moved, Member Muschi seconded, to approve Conrad Associates as construction consultant for the Performing Arts Garage.
Ayes: Members Magnin, Guggenhime, Louie and Muschi
Noes: None
Absent: Member McFadden

10. Resolution approving Parking Authority Director to attend annual Institutional and Municipal Parking Congress and requesting a supplemental appropriation therefor

ACTION: It was moved by Member Louie, seconded by Member Muschi, and unanimously approved to authorize the Parking Authority Director to attend the annual Institutional and Municipal Parking Congress and request a supplemental appropriation therefor.

Ayes: Members Magnin, Guggenhime, Louie and Muschi
Noes: None
Absent: Member McFadden

7. Report of Chairman Magnin and Mr. Kenealey with regard to accounting and reimbursement expenses for Performing Arts sponsors

Mr. Kenealey indicated that he has not reached a definite conclusion whether total reimbursement may or may not be payable. He stated, however, that a decision would not have to be made at this time.

He stated that the sponsors started a non-profit organization to construct a garage with the City's approval, with the proceeds to help fund the Performing Arts Center. The location for the Performing Arts Center Garage had to be approved by the Department of City Planning and the Redevelopment Agency. The Marshall Square site was tentatively considered for the Performing Arts Center, before deciding the construction should take place on the old Commerce High School site. It was later decided that instead of the non-profit organization, the Parking Authority should be responsible for the construction of the Performing Arts Center.

Mr. Kenealey also stated that he had met with Director Brady, Messrs. Meyer and Stewart and sponsors regarding the reimbursalbe expenses. He indicated that there is no agreement between the Parking Authority and sponsors regarding reimbursements; sponsors and Parking Authority relating directly to garage being constructed.

Director Brady stated that no decision regarding reimbursement expenses had to be made at this time and further discussion between members was needed in order to come to an agreeable conclusion.

Chairman Magnin requested that Mr. Stewart's letter be part of the minutes.

Mr. Magnin requested clarification as to whether all or part of the $179,000 is reimbursable. He felt that the Parking Authority had an obligation not to participate in any reimbursement without any binding contract. He questioned the legitimacy of the reimbursables.

Mr. Kenealey stated it was arbitrary, but since he had not seen the documentation on the reimbursables, he was not in a position to make comments. He indicated, however, that a decision had to be reached before approval of the bond issue. Chairman Magnin inquired whether the bill pertained to the garage and, if so, how are they supported. Mr. Kenealey responded that they may be charges for legal fees, etc.

At this point in the proceedings, Member Guggenhime excused himself from the meeting room.

Chairman Magnin stated that if the Parking Authority was not involved directly -- and that no costs were incurred prior to the Parking Authority's involvement in the bond issue.

NOTE: Item 11. Consideration of supplemental appropriation for construction consultant money to be returned to the Parking Authority from bond issue

12. Consideration of special rate for van-pooling in public garages

Director Brzdy stated receipt of a letter from the Golden Gate Bridge Highway and Transportation District requesting the use of vans for car-pooling and a special rate at City-owned garages. The Department of Traffic Engineering has requested a considerable rate of van-pools.

A question was raised by a member of the audience regarding the height of the vans, since most garages have a height limitation. Director Brady will advise the Department of Traffic Engineering to check on the height limitations before a recommendation is made. She stated that each garage will be asked to cut down on its monthly rentals.

The Transportation District requests that the successful bidder receive $10 monthly.

Public Discussion of Agenda Matters

Mr. James Meyer, Tudor Engineering Co., stated that the contract documents for the Performing Arts Garage will be going to the printers. Oficial advertising for construction bids will be printed in the Examiner, Chronicle and trade journals. Construction documents will be available on Thursday, March 23. The last day for filing construction bids will be April 20. Bids will go before the Board of Supervisors on Monday. Mr. Kenealey stated that it was a requirement of the State Law of Craft Salaries to have a bid document schedule of wages.

Communications and Report of Director

a. Letter from Mr. S.E. Onorato
b. Letter from Guilfoyle & Doyle requesting routine approval for changes on the rental structure on the commercial properties section of Ellis/O'Farrell garage.

ACTION: It was moved by Member Muschi, seconded by Member Louie, to approve the rental structure on the commercial properties section of the Ellis/O'Farrell garage as requested by Guilfoyle & Doyle.

Director Brady stated that the project lease for the Performing Arts Center Garage will go before the Board of Supervisors on Monday, March 20. Also before the Board, will be the Parking Authority's supplemental appropriation requests the Polk Street garage and the feasibility study for double-decking the Mission-Bartlett Parking Plaza.

Report of Legal Counsel

Mr. Robert A. Kenealey, Legal Counsel, suggested some changes be made on the agreement regarding the disposition between the Redevelopment Agency and the Parking Authority -- sale of land. Copies of the disposition have been sent to Mr. Kenealey and Mr. Hiscocks.

13. Comparative Statement of Revenues received from each parking (City-owned) facility

Chairman Magnin suggested that the members review the comparative statement for future comments.

14. Special film on opening of Union Square Garage

With no further discussion, the meeting was adjourned at 2:15 PM after which the film on the opening of Union Square Garage in 1939 was presented.

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

MEETING REPORT - 405th Regular Meeting

Thursday, April 20, 1978
1:30 PM
Conference Room - Sixth Floor
450 McAllister Street
San Francisco, CA 94102

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PRESENT

Authority Members: Donald Magnin, Chairman
Richard J. Guggenhime
Francis H. Louie
Achille H. Muschi

Authority Staff; Margaret L. Brady, Director
Lucy Clancy, Recording Secretary

Guests: Mark Rand, DPW-Traffic, 460 McAllister St., SF
Fritz Bardelelen, Asst. President, Lakeside Village Merchants
S.E. Onorato, St. Mary's Square Garage, SF
Albert J. Petteruti, System Auto Parks, 555 Kearny St., SF
Russ Presting, Onorato Garages, 550 Pine St., SF
Walter Kaplan, 5th & Mission Garage, 835 Mission St., SF
Richard Puccinelli, California Parking,768 Sansome St., SF

ABSENT

Authority Member: Michael J. McFadden, M.D.

1. Roll Call

Chairman Magnin called the meeting to order at 1:35 PM. Roll call indicated a quorum present.

2. Adoption of Minutes

Chairman Magnin stated that since there were no Minutes from the previous meeting, Item 2 would be omitted.

3. Communications

Director Brady indicated that elevators at Civic Center Garage should be completed by the second week of June, 1978; Union Square would be going out to bid shortly, and the Performing Arts project lease will be up on Monday but that she is confident that we will have the vote from the Board of Supervisors. Chairman Magnin stated that we have a legal commitment to go ahead. Mr. Guggenhime requested a legal opinion. Director Brady stated that we have a new legal counsel, Mr. Ben Flores, and that Mr. Kenealey will still deal with the Performing Arts Garage, etc.

The Letter from Supervisor Kopp inquiring as to Parking Authority policy regarding hiring firms based in San Francisco was discussed - Chairman Magnin has written a letter in reply.

4. Report of Director

Chairman Magnin indicated that this item would be omitted and Mrs. Bardy's written report be made a part of the minutes. (See attached)

5. Report of Legal Counsel

In the absence of legal counsel, this item was omitted.

6. Introduction of Lucy Clancy, Confidential Secretary

Director Brady introduced Lucy Clancy as the Confidential Secretary; she was welcomed by Chairman Magnin and members.

7. Resolution appointing Lucy Clancy vis Ina Pewitt as Assistant Secretary to the Parking Authority of the City and County of San Francisco

Chairman Magnin questioned the necessity for a resolution, but was advised that this was needed and asked for a motion.

ACTION: Upon motion it was moved by Member Muschi, seconded by Member Guggenhime that Resolution No. 650 be prepared for this appointment.
Ayes: Members Magnin, Guggenhime, Louie and Muschi
Noes: None
Absent: Member McFadden

8. Approving Resolution #644: Approving and adopting Seventh and Harrison Parking Plaza - legal doument recommending authorization to lease

Upon approval of all members, Chairman Magnin asked for motion.

Action: Upon motion, it was moved by Member Guggenhime, seconded by Member Muschi to approve the resolution.
Ayes: Members Magnin, Guggenhime, Louie and Muschi
Noes: None
Absent: Member McFadden

9. Discussion of possible additional parking at Harrison between 5th and 6th Streets under the freeway

Director Brady discussed this item explaining that it is important when providing this type of parking on a management contract to be able to receive revenue. The Real Estate Department has advised that two Caltrans leases will be coming up for bid, one between 5th and 6th Streets and one between Brennan & Harrison Streets near the Hall of Justice. This has been discussed with Engineering. It is recommended that departments at the Hall of Justice enter into their own negotiations with Caltrans.

10. Approving Resolution #645: Approving and aopting Vallejo Garage Legal Document - Recommending Authorization to Lease

Director Brady stated that Mr. Stein has indicated ticket dispensers and other items cannot be replaced. They also have fire hose problems. Recommended that he contact William White & Co. It was recommended that these problems be put into the lease for the new operator to take care of at his own expense, with the approval of the Parking Authority and the Real Estate Department. Chairman Magnin felt that the new operators should know in advance that changes would be put into the lease and also that it should be indicated that there might be a change in the rate structure. Member Guggenhime asked whether the documents had been reviewed by the legal counsel. Director Brady replied that they had. Mark Rand indicated that it had been quite a long time since ratesshad been changed. Director Brady indicated that improvements would run between $15,000 and $17,000 and she would ask the Real Estate Department and Traffic Engineering to review the rate structure.

ACTION: Upon motion, it was moved by Member Muschi and seconded by Member Louie to approve Resolution #645.
Ayes: Members Magnin, Guggenhime, Louie and Muschi
Noes: None
Absent: Member McFadden

11. Approving Supplemental: Approximately $550 - Bureau of Light, Heat and Power for consumption and expenditures of electricity. Our appropriation is deficient

Chairman Magnin explained resolution #646 and since there were no objections, called for a motion.

ACTION: Upon motion, it was moved by Member Guggehime, seconded by Member Muschi.
Ayes: Members Magnin, Guggenhime, Louie and Muschi
Noes: None
Absent: Member McFadden

12. Approving Supplemental: Department of Public Works - Restriping of Off-Street lots Junipero Serra Blvd. at Ocean and 19th Avenue at Ocean known as Lakeside Village Parking Lots, in the amount of $258.

Resolution #647 was explained by Chairman Magnin. There being no objections a motion was called for.

ACTION: Upon motion, moved by Member Muschi, seconded by Member Guggenhime.
Ayes: Members Magnin, Guggenhime, Louie and Muschi
Noes: None
Absent: Member McFadden

13. Approving Supplemental in the amount of $74,900 for Citywide Neighborhood Shopping District Parking Program

Mark Rand explained that Resolution #648 will involve approximately 800 meter posts and installation thereof. The amount requested will cover the necessary public hearings, investigations in all areas, etc. Chairman Magnin asked Mr. Rand to

define the word "treatment" in the first item. Mr. Rand explained that this included surveying, measuring, etc. He also stated that if any monies were left over from the $58,000, they would certainly be returned. Chairman Magnin called for a motion.

ACTION: Moved by Member Muschi, seconded by Member Louie
Ayes: Members Magnin, Guggenhime, Louie and Muschi
Noes: None
Absent: Member McFadden

14. Approving Supplemental in the amount of $2,000 for Marina District Parking Garage feasibility study

Chairman Magnin explained Resolution #649. There being no objections, motion was called.

ACTION: Upon motion, moved by Member Muschi, seconded by Member Louie
Ayes: Members Magnin, Guggenhime, Louie and Muschi
Noes: None
Absent: Member McFadden

15. Report from Member Guggenhime re attorney to check contracts and agreements with non-profit corporations

Member Guggenhime reported that this would require hiring an additional city attorney at the rate of $25,000 for six months, and suggested that it would be better to hire an outside lawyer to review leases at a lesser rate of $5,000 to $10,000 maximum, subject to the approval of the Authority. He will investigate further with the firm of Brobeck, Phleger & Harrison.

16. Members' annual conflict of interest reports

Director Brady explained the conflict of interest reports which must be filed annually, stating that they would be held in the Parking Authority office and not sent to the Board of Supervisors.

17. Unfinished business - None

18. New Business

Director Brady requested permission to send letters to each of our facilities because many of them are exceeding the number of monthly rentals permitted under the terms of their leases. The letters would indicate that we would like to review their monthly stall holders and ask for a list of monthly stall holders, and also asking them not to re-let the monthly stalls until they are down to what is in the lease. Chairman Magnin felt that this was disturbing because it seems the numbers should go down and not up in a highly used facility. The Director was instructed to write to all facilities.

Member Guggenhime suggested that if Mr. Kenealey will no longer be our legal counsel the Authority should indicate its appreciation for his services in some appropriate manner.

19. Public Discussion of Agenda Matters - None

20. Adjournment - The meeting was adjourned at 2:10 PM.

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

MEETING REPORT - 406th Regular Meeting

JUL 17 1978

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Thursday, May 25, 1978
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco, California 94102

PRESENT:

Authority Members: Donald Magnin, Chairman
Richard J. Guggenhime
Michael J. McFadden, M.D.
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Lucy Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Albert Petteruti, System Auto Parks, 555 Kearny Street., SF
C. Wilson, System Auto Parks, Inc., 555 Kearny Street, SF
Dave Powell, IBI #665, 480 Valencia Street, SF
Russell Presting, Onorato Garages, 55 Lick Place, SF
Frank Burt, Teamsters Local 665, 480 Valencia Street, SF
Howard Sanders, Savoy Corp., 2720 Taylor St., SF
Donald R. Hornbuckle, Ellis-O'Farrell Garage, 123 O'Farrell, SF
John Roll, USG, 333 Post Street, SF
Ernie Yates, Teamsters Local 665, 480 Valencia Street, SF
Dennis Uyemura, Japan Center Parking, Inc. 1730 Geary Blvd., SF
Marietta Gudeman, League of Women Voters, 125 Broadway, SF

ABSENT:

Authority Member: Francis H. Louie

1. Roll Call

Chairman Magnin called the meeting to order at 1:30 PM. Roll call indicated a quorum present.

2. Adoption of Minutes - Regular Meeting January 26, 1978 postponed due lack of a quorum
Regular Meeting February 16, 1978
Regular Meeting March 2, 1978
Regular Meeting March 16, 1978
Regular Meeting April 20, 1978

Action: Upon motion, moved by Mr. Muschi, seconded by Mr. Guggenhime, the Minutes of the above mentioned meetings were approved as submitted.

3. Communications

Director Brady reported that a letter had been received from the Redevelopment Agency stating that the Performing Arts Center Garage had been put off until June 12, 1978.

4. Report of Director

Director Brady informed the Members that the Seventh and Harrison Garage had gone out to bid and asked that the Members be present at a Special Meeting to be held May 31, 1978 at 2:00 PM for the opening of Bids.

Mrs. Brady advised the Members that the Vallejo Street Garage will go out to bid on June 7 and the bids will be opened at the Regular Meeting on June 22, 1978.

Director Brady also reported that the Board of Supervisors approved her trip to the International Parking Conference and she will leave on June 10.

5. Report of Legal Counsel

In the absence of legal counsel, there was no report.

6. Adoption of Third Quarterly Report

Action: Mr. Muschi moved, Dr. McFadden seconded.

Ayes: Members Magnin, Guggenhime, McFadden, Muschi
Noes: None
Absent: Member Louie

The Third Quarterly report was adopted as presented.

7. Documents regarding Performing Arts Center Garage

WAPAC asked that the Performing Arts Center Garage be stopped. Counsel for the Parking Authority filed a Demurrer in Judge Ira Brown's court. There will be an allowance of 10 days for response. The matter will then be heard on the 26th of May. Documents are on file at the Parking Authority Office.

8. Resolution No. 652
Commendation of Robert A. Kenealey, Deputy City Attorney

Chairman Magnin reviewed the Resolution after which Mr. Muschi questioned the fourth paragraph. Mr. Guggenhime then questioned the seventh paragraph.

Action: It was moved by Dr. McFadden and seconded by Mr. Muschi that the fourth and seventh paragraphs be stricken from the Resolution.

9. Report from Department of Public Works indicating existing conditions in need of repair at Union Square Garage as submitted by Aldo Cima

There is approximately $112,000 worth of work to be done to bring the Union Square

Garage up to standard. Installation of automatic equipment will go out to bid within the next four to five weeks. Member Guggenhime asked to see a list of items of work to be done. Director Brady explained that the operator would do the work and amortize cost rather than attempt to have the City do the work because in this way we can get a contract and a certain time line. Mr. Frank Burt, Teamsters Local 665, appeared to voice the Union's opinion on reducing the job force in San Francisco. He stated that automatic equipment amounts to 25 jobs in Union Square "going down the tubes". He also stated that Union Square was the first covered garage in the West and that people are used to the services they get there. However, their main concern is the loss of jobs. The Redevelopment Agency appealed to the Union to allow them to put in a San Francisco Coalition lot near Third Street manned by hard-core entrance people in the labor market so that they could be integrated into parking jobs in San Francisco. He agreed because of the appeal from Redevelopment and former Supervisor Francois. He also stated that people go into Union Square for services and he wants to go on record as stating that the Teamsters Union is very much opposed to automatic equipment and he wonders whether this equipment has been carefully considered.

Chairman Magnin stated that the policy is under the aegis of the Recreation and Park Commission and he suggested that Mr. Burt's appeal be made to them, because all the Parking Authority does is give help or expertise in the implementation when requested to do so.

Mr. Burt stated that he understands that this recommendation came from this Authority, specifically Mrs. Brady. Mrs. Brady stated that the Board of Supervisors and the Mayor's policy is to provide parking. Planning Commission and Master Plan makes new parking facilities in the downtown area unlikely and we are attempting to improve parking in downtown San Francisco to keep shoppers and professional services from doing business out of City. The automation will add some 45 spaces. Mr. Burt stated that in the past six months he has tried to determine what the clientele is like. He found that people could go into Sutter-Stockton or Ellis-O'Farrell, but they like the service they get at Union Square. He also stated that there is no place to put the people who will be losing their jobs.

At this point Member McFadden suggested that this matter be put on calendar for next month. Chairman Magnin again clarified that this was the recommendation of Recreation and Park, not Mrs. Brady and the Members.

Mr. Presting stated that he agreed with what Mr. Burt had said - there have been many changes over the years and that there is a lot to be said for automatic equipment, both pro and con - there is a change in the automotive industry as a reslt of fuel shortage. There have never been so many service stations that have gone out of business - the service industry is going back to Van Ness Avenue. Union Square had prided itself under the present operator in having full service. He stated that service is a very profitable item if properly handled and managed. Member Guggenhime stated that he disagrees with Mrs. Brady. He wanted to know whether automation really does provide more parking.

Chairman Magnin stated that the Authority should go no further than to help Rec. and Park implement their policies, and for the present status quo should be maintained. Member Muschi was in favor of automation. Mrs. Brady stated that the bonds have been paid off and the garage reverted to Rec. and Park. Income over and above expenses goes to Rec. and Park to offset ad valorum tax. Member Guggenhime suggested that Rec. & Park be advised that there is some question as to policy. Mrs. Brady

stated that a letter will be sent to the Board.

10. Resolution No. 653
Permission to Install Parking Gates at Japan Center Garage

It was moved by Member Guggenhime and seconded by Member Muschi that permission be given to install parking gates at Japan Center Garage.

Ayes: Members Magnin, Guggenhime, McFadden, Muschi
Noes: None
Absent: Member Louie

11. Lists of monthly stall holders from Union Square Garage Garage and letter from Guilfoyle and Dole re Ellis-O'Farrell Garage

Director Brady stated that no letter was received from Golden Gateway. Leases provide no set number of monthly stall holders. Lease provides stall holders should not interfere with nor cut down on the number of transients. Chairman Magnin stated it is the policy of the Authority where it has jurisdiction to make every effort to implement transient parking. Member Guggenhime asked for an expansion on policy on parking as set forth by the Board of Supervisors so that the Parking Authority can follow through.

12. Approval of Parking Authority for Director Margaret L. Brady as member of Transportation Policy Group to sign documents re Transit Preferential Streets Demonstration Project, Center City Circulation Program and Joint Institutional Transportation Systems Management Program.

Chairman Magnin reviewed this item. Upon proper motion it was moved by Member McFadden and seconded by Member Muschi.

Ayes: Members Magnin, Guggenhime, McFadden, Muschi
Noes: None
Absent: Member Louie

13. Unfinished Business

Review of Leases: Member Guggenhime stated that Howard Ulman would do a cursory review at no cost to determine whether there is a possibility of making some changes. He can then indicate what the cost factor would be. Chairman Magnin asked whether we can use or employ an individual on that basis.

This item was calendared until the next meeting when the Deputy City Attorney will be present. Chairman Magnin agreed that the leases are in need of review and that a reduction in monthly parking should be required.

Resolution No. 651 - Requesting Supplemental Appropriation of $550 for the Purpose of Paying Mandatory Fringe Benefits

Chairman Mangin reviewed this Resolution and it was then adopted by the Authority Members.
Ayes: Members Magnin, Guggenhime, McFadden, Muschi
Noes: None
Absent: Member Louie

14. New Business - None

15. Public Discussion of Agenda Matters - None

16. Adjournment

There being no further business, Chairman Magnin adjourned the meeting at 2:20 PM.

Respectfully submitted,

Margaret L. Brady
Director

PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

Meeting Report - 407th Regular Meeting and Vallejo Street Garage Bid Opening

Thursday, June 22, 1978
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

SEP 22 1978

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PRESENT

Authority Members: Donald Magnin, Chairman
Richard J. Guggenhime
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Wallace Wortman, Real Estate Department
John Donovan, Real Estate Department
Mark Rand, Traffic Engineering Department
Robert Kenealey, Deputy City Attorney
Ben Flores, Deputy City Attorney
Lucy Clancy, Recording Secretary

Guests: H. Sanders, Savoy Corporation, 2720 Taylor Street, SF
D. Pansini, Savoy Corporation, 2720 Taylor Street, SF
R. Stein, Larry Barrett, Inc., 1298 Howard St., SF
Russell Presting, Onorato Garages, SF
C.M. Hudson, System Auto Parks, Inc., 1537 Webster, Oakland
Robert Silberman, Allied Auto Parks, 1225 N. Ivar, Los Angeles
Ronald Douglas, Douglas Parking Co., 1721 Webster St., Oakland
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Ronald Britz, California Parking, P.O. Box 2882, SF
Bill Ruppert, Ruppert's Auto Park, 357 17th St., Oakland
Alan Cline, S.F. Examiner, 110 5th Street, SF
Pat Reed, SF Chronicle, SF

The meeting was called to order at 1:40 PM. Mr. Wallace Wortman, Director of Property, announced that the bids for the Vallejo Street Garage would be the first item on the Agenda. He called attention to the fact that there had been a discrepancy on page 1 of the Invitation for Bids in that it was stated that the term of the lease was for five years, but should have been 5-1/2 years, and stated that notification of this error had been sent out and the error corrected. He announced that the bids had been properly advertised in the official San Francisco newspaper and notices had been mailed. He stated that the successful bidder will be required to supply certain equipment. There being no questions or discussion, Mr. Wortman proceeded to open the five bids that had been received. The high bid in the amount of 60.04% was submitted by Allied Auto Parks, Inc., Venture II, 1725 N. Ivar Avenue, Los Angeles CA 90028. The second highest bid of 58.999% was submitted by Larry Barrett, Inc., the third highest was 54.15% from Douglas Parking Co., the fourth was 54.08% from Savoy Corporation and the fifth was 49.99% from APCOA, Inc.

Mr. Wortman announced that the bids would be reviewed by the Real Estate Department; unsuccessful bidders' checks would be returned. Chairman Magnin asked for a designation between Allied Auto Parks and Venture II. Mr. Silberman explained that there are two parent companies. Mrs. Brady stated that as of July 1 the 25% tax on parking will take effect.

At this point Mr. Wortman and Mr. Donovan left the meeting and Chairman Magnin called the Regular Meeting to order.

1. Roll Call

Roll call indicated a quorum present.

3. Adoption of Minutes

The Minutes of the previous meeting were adopted as submitted.

4. Communications

Regarding letter from Mr. Reece Bader, Director Brady stated that we are awaiting a ruling from Judge Ira Brown on the matter of construction bids for the Performing Arts Center Garage, and that we cannot proceed without this ruling.

5. Report of Director

Director Brady reviewed the Report of Director for the benefit of those present. A copy of this report is attached.

6. Report of Legal Counsel - None

7. Resolution No. 657
Setting Third Thursday of each month at 1:30 PM as Regular Meeting date of Parking Authority

Chairman Magnin reported on the meeting he attended regarding adherance to the Brown Act. He stated that the Parking Authority is in compliance in all respects with the exception of an established date and time for the Regular Meetings. There was also a question as to whether a board or commission is performing according to the requirements of the Brown Act and/or the City Charter. Mr. Kenealey advised that the Parking Authority performs fully under the Brown Act.

Action: It was moved by Mr. Guggenhime, seconded by Mr. Muschi, that Resolution No. 657 be adopted.

Ayes: Members Magnin, Guggenhime, Muschi
Noes: None
Absent: Members Louie, McFadden

8. Resolution No. 655
Approving Lease for Seventh and Harrison Parking Plaza

Director Brady noted that the Real Estate Department had reviewed the questionnaires; that the Golden Gate Parking Company is a responsible operator and meets

all the necessary requirements, and it was recommended that the bid be awarded to Golden Gate Parking Company at 76.647%.

Action: Moved by Mr. Guggenhime and seconded by Mr. Muschi. Resolution adopted.

Ayes: Members Magnin, Guggenhime, Muschi
Noes: None
Absent: Members Louie, McFadden

9. Resolution No. 656
Approving rates for all facilities taking into consideration 25% parking tax, special approval of base rate increase plus 25% parking tax for Vallejo Street Garage

Mr. Kenealey informed the members that rates could not be increased without Board approval. This cannot be expected until some time after July 1. However, the operators would be charged the new tax effective the first of July and Mr. Magnin noted that non-profit corporations will be out-of-pocket 10% - this will be inequitable between public and private sector. Mr. Kenealey advised that an emergency resolution regarding the increase should be introduced on Monday and the Board may act on an emergency basis. Chairman Magnin asked that in the event the Board does not unanimously pass the 25% rate, were there any provisions whereby the operators can adjust for the out-of-pocket in the next month. Mr. Kenealey stated that the Tax Collector could be petitioned for relief, then a Board of Review set up composed of CAO, Controller and Assesor. Chairman Magnin suggested that in the interest of time Resolution 656 be adopted.

Action: Moved by Mr. Muschi, seconded by Mr. Guggenhime.

Ayes: Members Magnin, Guggenhime, Muschi
Noes: None
Absent: Members Louie, McFadden

10. Resolution No. 654
Approving transfer of $1,500,000 from Off Street Parking Fund, delaying capital improvements. Emergency appropriation at request of Mayor's office as a result of loss of ad valorem taxes

Mr. Muschi questioned why we must transfer $1,500,000 when we cut our budget to "bare bones". Director Brady explained that we must go back to the 1977-78 budget. Dues, travel expenses, etc. have been eliminated. Every department is being asked to make changes. All departments, for morale purposes, must cut back.

Action: Upon motion, it was moved by Mr. Muschi and seconded by Mr. Guggenhime that Regolution No. 654 be adopted.

Ayes: Members Magnin, Guggenhime, Muschi
Noes: None
Absent: Members Louie, McFadden

11. Unfinished Business
Corrected Resolution No. 652 re Robert Kenealey

Ayes: Members Magnin, Guggenhime, Muschi
Noes: None
Absent: Members Louie, McFadden

Director Brady advised that the Performing Arts Center Garage had been passed by the Board on a 7 to 4 vote and that the Construction Consulting Agreement needed to be signed, subject to any changes suggested by Mr. Kenealey. Signing was postponed until Mr. Kenealey could review the agreement more thoroughly and have necessary changes made.

If the Parking Authority and the Board of Supervisors did not permit the public facilities to increase their rates to show the 25% parking tax, Chairman Magnin asked whether garage operators would have any cause against the City. Ben Flores and Mr. Kenealey agreed that there would be no cause.

Mrs. Brady suggested that all new leases and bid documents indicate provisions for at leaset two stalls for van pools at $10 per month. However, it was indicated that some vans present a hazard due to height, length, CB antennas, extending mirrors, etc. and that there were definite limitations with regard to vans. Motorbikes also present a definite hazard.

12. New Business - None

13. Public Discussion of Agenda Matters -

Mr. Russell Presting stated that the parking tax will have a bad effect throughout the entire industry. Many are considering 20 minute time intervals; however, half hour intervals would be better. Chairman Magnin stated that this would be taken under advisement.

14. Adjournment

The meeting was adjourned at 2:45 PM.

Respectfully submitted,

Margaret L. Brady
Director

PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

Meeting Report - 408th Regular Meeting

Thursday, August 17, 1978
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco Ca 94102

NOV 10 1978

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PRESENT

Authority Members: Donald Magnin, Chairman
Francis Louie
Achille Muschi

Authority Staff: Margaret L. Brady, Director
Benjamin Flores, Deputy City Attorney
Lucy Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
C.W. Hudson, System Auto Parks, Inc., 330 Sutter St., SF
Paul Newman, Keil, Connolly & Barbieri, 144 Kearny St., SF
Russell W. Presting, Onorato Garages, 550 Pine St., SF
Harry J. Aleo, Council of District Merchants, 4072 24th St., SF
Jon Twichell, City Planning, 1212 Market Street, SF

Absent: Richard Guggenhime
Michael J. McFadden, M.D.

1. Roll Call

Chairman Magnin called the meeting to order at 1:40 PM. Roll call indicated a quorum present.

2. Adoption of Minutes

The Minutes of the 407th Regular Meeting were adopted as submitted.

3. Communications

Mrs. Brady discussed a letter dated August 3, 1978 from Keil, Connolly & Barbieri re Sutter-Stockton Garage in which they enclosed a notice of special meeting to be held August 10 for the purpose of discussing and taking action upon proposed refunding of a portion of the Corporation's 1975 Parking Revenue Bonds and issuance of 1978 Parking Refunding Revenue Bonds at a lower percentage.

4. Report of Director

Director Brady reviewed the report for the benefit of guests present. Copy attached.

5. Report of Legal Counsel

Mr. Benjamin Flores stated that Charter Section 10.100 does not apply to the Parking Authority. Official advertising by the Parking Authority is governed by State Laws, and the applicable state law, Government Code, Section 6066, requires publication of notice of taking of bids once a week for two successive weeks, rather than one publication required under Charter Section. Official advertising as changed by the Board of Supervisors does not affect the Parking Authority.

6. Resolution #658
Recommending Acceptance of Bid of Allied Auto Parks, Venture II, re Vallejo Street Garage Lease

Chairman Magnin reviewed this resolution. Mr. Muschi asked whether repairs were included in the bid. Mrs. Brady answered in the affirmative, explaining what repairs were needed. It was moved by Mr. Muschi, seconded by Mr. Louie that the resolution be adopted.

Ayes: Chairman Magnin, Members Louie and Muschi
Noes: None
Absent: Members Guggenhime, McFadden

7. Resolution #659
Recommending Fixing the Minimum Denomination of Coin or Coins to be Deposited in Parking Meters in the Downtown Area

Chairman Magnin asked Director Brady to review this resolution. Upon review by Director Brady it was discovered that the resolution erroneously showed that the parking meters in the downtown areas would be changed. It was then agreed that this resolution would be put over and modified to exclude certain districts.

8. Resolution #660
Supplemental Appropriation of $15,000 for Legal Fees for Orrick Herrington, Rowley & Sutcliffe - WAPAC vs Moscone

Director Brady reviewed this resolution stating that the Parking Authority retained Orrick, Herrington, Rowley & Sutcliffe as bond counsel, but the suit of WAPAC vs Moscone incurred services beyond what had been agreed upon and that this fee should be paid to them. Chairman Magnin asked whether this amount could come from the Off-Street Parking Funds. Mr. Flores answered in the affirmative and the committee was informed that this money was not refundable to the bond fund. It was moved by Mr. Louie, seconded by Mr. Muschi that this resolution be adopted.

Ayes: Members Magnin, Louie, Muschi
Noes: None
Absent: Members Guggenhime, McFadden

9. Resolution #661
Approving Request for Use of Off-Street Parking Funds for Construction Consultant - Performing Arts Center Garage in the amount of $5,000 for Review of Specifications and Drawings Preliminary to Bid

Director Brady explained that inasmuch as the construction of the Performing Arts

Center Garage has been delayed, the construction consultants, Conrad Associates, felt that if the Parking Authority would advance $5,000 at this time, they could cut down on costs by revieweing the specifications and drawings prior to bid so that change orders would be minimized during construction. Mrs. Brady had been advised by Mr. Kenealey that he felt this money could be returned to the Off-Street Parking Fund. It was moved by Mr. Muschi, seconded by Mr. Louie that this resolution be adopted.

Ayes: Members Magnin, Louie, Muschi
Noes: None
Absent: Members Guggenhime, McFadden

10. Resolution #662
Recommeding Adoption of Resolution Permitting Garages Under Parking Authority Jurisdiction to Charge Special Rate for Van Pools

Director Brady explained that garages cannot charge special rates without special permission of the Parking Authority and the Board of Supervisors. Mr. Richard O. Guynn of Sutter-Stockton Garage stated that some vans can be and some vans cannot be accommodated in garages due to height, width and other restrictions. He asked whether they must take van pools. He felt that van pools at $10 per month were only taking spaces away from downtown shoppers which is what we are trying to avoid. Mrs. Brady stated that van pools are being encouraged and that we should attempt to accomodate them. Mr. Jon Twichell of City Planning said that in 4 or 5 years getting downtown will be more difficult than it is now, and reserving space for van pools is most important. Chairman Magnin stated that it has been the policy of the Parking Authority that we not have all day parking - we are discouraging monthly parking on one hand and putting it back in a different form. Sharna Staten of Rides for Bay Area Commuters, stated that there is an immediate need to get people out of automobiles and into van pools; an immediate result would be a saving of gasoline. At present Rides for Bay Area Commuters is using lots south of Market. Ms. Staten indicated that Bank of America will permit van pools into their garage. Mr. Twichell stated that the ideal situation would be short-term parking for the public - discourage all day parking - areas need to be worked out. Mr. Russell Presting of Onorato Garages stated that vans handle up to 15 people. He felt the rates should not be altered but that spaces should be created for them. They are cheaper than buses. Liability and responsibility to the operator is the same. A van is entitled to in and out privileges unless it is written that it will not be allowed in and out. They are a difficult problem in most cases and the driver should be responsible for handling. He did not encourage reduced rates. He favored the elimination of monthly parking and giving the space to shoppers.

Chairman Magnin stated that the Parking Authority's first priority is to serve the most and greatest number of people in some logical way. Second, it should be done at a rate compatible with the service, not as a money making vehicle. The lands were purchased with city funds under eminent domain. Chairman Magnin stated that this matter should be put over and that it should proceed with all haste. He asked that a meeting be called of all interested parties. Mr. Magnin stated that the garages should be encouraged to make space available before coming to the Parking Authority, and that the Japan Cultural Center Garage could be utilized. He also stated that the higher the demand the more difficult the case; a garage

cannot be filled up with vans all day. Van pools should be encouraged where the tradeoff becomes a good one. Mr. Twichell is interested in doing something strictly with the downtown area. Mr. Magnin stated that any action would have to come through the Board of Supervisors.

This resolution was held for review.

11. Regulations of Parking Authority - Review

The Parking Authority will review its Regulations for update and change in any way necessary.

12. Unfinished Business

Director Brady went over Mr. Onorato's request regarding the possibility of changing to half-hour rates. Most garages permit 6 minute deviations on rates. In some instances if a person is in a garage for an hour and twenty minutes, they must charge for two hours. Figures are to be available at the next meeting.

13. New Business

Mrs. Brady received a letter from Mr. Adams, Golden Gate Parking Corp., inviting her to attend the next Board of Directors meeting. She will attend and report back.

A comparison update on parking collections showed that as of March collections have been averaging anywhere from $70,000 to $75,000 a month over and above what has heretofore been received. Mrs. Brady sent to the Tax Collector a manual from Washington, DC indicating cycles and methods of collections.

A list of bids for Union Square Garage lease was presented for information only since Union Square Garage is under Recreation and Parks, who also set rates for this garage.

Mrs. Brady received a letter from Richard F. Dole dated July 19, 1978 enclosing a copy of a management letter. Recommendation for handling of garages has been made and the change will be put into effect.

Adoption of Fourth Quarterly Report

The fourth quarterly report was adopted as presented.

Member Muschi will be on vacation for the month of September until October 4. Member Louie said he will be on vacation for 21 days commencing October 26. Permission will be requested for them to leave the state.

Mrs. Brady stated that surplus funds in non-profit corporations has been discussed. Julian Ryan of the Controller's Office and Mr. Kenealey advise that at the present time we can do nothing without going to the bondholders. Chairman Magnin said that maybe we should and Director Brady agreed that we may do that.

13. Public Discussion of Agenda Matters - None

14. Adjournment

There being no further business, Chairman Magnin adjourned the meeting at 2:25 PM.

Respectfully submitted,

Margaret L. Brady
Director

PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

Meeting Report - Executive Meeting

Thursday, September 21, 1978
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

NOV 10 1978

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PRESENT

Authority Members: Donald Magnin, Chairman
Richard Guggenhime

Authority Staff: Margaret L. Brady, Director
Lucy Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
C.M. Hudson, System Auto Parks, 555 Kearny St., SF
S.E. Onorato, St. Mary's Square Garage, SF
Mrs. L.L. Gudemann, League of Women Voters, 1025 Broadmoor Dr.SF
Thomas R. Rauh, Touche Ross & Co., 1 Maritime Plaza, SF
G.D. Griffin, Touche Ross & Co., 1 Maritime Plaza, SF
Bill Sims, Touche Ross & Co., 1 Maritime Plaza, SF
Russell W. Presting, Onorato Garages, 55 Lick Place, SF

Absent: Francis H. Louie
Dr. Michael J. McFadden
Achille H. Muschi

Chairman Magnin called the meeting to order at 1:40 PM. There being no quorum, the executive session met to consider items which did not need a majority vote.

3. Communications

Chairman Magnin reviewed the letter from Edward Keil, which requires no action except that Chairman Magnin asked Mrs. Brady to contact the appropriate City departments including a copy of the letter and get their reaction. This matter was calendared for subsequent meeting when reports would be available.

7. Chairman Magnin asked Mrs. Brady to write a letter to the Redevelopment Agency requesting them to honor their commitment regarding the Performing Arts Center Garage. He referred to the minutes of the Redevelopment Agency meeting which took place nearly a year ago showing that it was moved and seconded that the land was set aside for that purpose. Mr. Guggenhime stated that many pledges for the Performing Arts Center was contingent upon the garage being built.

8. Unfinished Business

Mr. Guggenhime had no further report on the status of Pride Foundation vs Moscone, except to state that the Center is being built and that all delays are costly.

[illegible]

[illegible]

[illegible]

Director Brady referred to the glut of automobiles in the area and that there are times when cars are backed up beyond Van Ness Avenue attempting to get into the Civic Center Garage. She stated that the elevators at Civic Center will be operating this week; that they are now waiting for the State Inspector to certify that the elevators are safe and in order. She mentioned that the management has hired security guards who will be available not only in the garage area but also in the lobby; that they will clean up the lobby area, that some painting has been done and they will send us bids for further painting.

Director Brady informed the members that Traffic Engineering has gone to the Sutter-Stockton Garage and worked with them on modifications for the garage. They advise that automobiles will enter and leave parallel to Bush Street, turn and come parallel to Stockton Street so that eleven additional stalls will be utilized. Sutter-Stockton needs approval to go ahead, with Traffic Engineering working with them. Implied permission was given; approval will be sustained at the next meeting.

9. New Business

Referring to the Parking Authority's Annual Report, Mrs. Brady stated that Portsmouth Square and St. Mary's Square revenue was up but had actually parked fewer cars. Upon checking with Mr. Onorato, he indicated that this occured during the time when Chinatown was having problems and night business fell off almost completely Due to increased rates and cars staying longer in the day time, revenue is up. When asked by Mr. Magnin if business is coming back, Mr. Onorato stated that Portsmouth is not full in the day time; however, the garages are getting full quicker and staying full longer.

Director Brady then introduced Tom Rauh, Jeff Griffin and Bill Sims from the accounting firm of Touche Ross & Co. They have done, at the request of the Airport Commission, a complete study of the Airport Garage and spoke with Mrs. Brady asking if the Parking Authority might be interested in a similar study. Jeff Griffin gave an overview of the four basic areas they could cover: An in depth review of cash controls and accounting for revenues and expenses, lack of uniformity in operating data, the reasonableness of operating expenses and a comprehensive approach to monitoring and directing operations. Conclusions could be completed in four or five months. Mr. Griffin stated that the operating agreement between the airport and the parking operator, APM, has continued on a month to month basis since its expiration two or three years ago. Mr. Griffin said these areas were reviewed on a preliminary basis, and they are trying to get a feel for whether they might be able to provide a benefit to the Parking Authority from work they might do. At this point Mr. Griffin introduced Tom Rauh who distributed copies of a discussion outline.

Mr. Rauh said the problem had been broken down into four parts, the first part being Internal Controls. They will attempt to document current controls on a preliminary basis. He stated that the city is relying to a considerable degree on non profit corporations to provide audits. He is concerned about the fact that no one is taking a direct, comprehensive look at the garage operators in most cases. He attempted to track through what happens to cash receipts and disbursements. Mr. Rauh stated that there are potential problems in the fact that ancillary savings flow back to the garage operator without going to a trustee account unless a thorough audit is done. On the disbursement side, the operating expenses are reimbursed by the bank trustee and Controller's Office. The routine is not to perform an audit of those expenses, but to return a typewritten list. Mr. Rauh feels there is a potential for some control problems.

The second area of concern is management information. This is not currently available on a uniform basis which makes it difficult to identify management problems. Mr. Rauh proposes to assist in developing a uniform system of data collection and reporting so that the reports will be useful.

The third area of concern is operating expenses of garage operators. Budgets are prepared by most all of the garages and submitted to the Controller's Office for review. Mr. Rauh discussed this with James Porter of the Controller's Office to get an indication of their procedures. Unless there is a major jump in a particular item, it is approved without major changes. Other management problems include unauthorized reduction in the service level.

His fourth point was management strategy. Because of the complexity and variety of garages in the city, the role of the Authority is sometimes unclear. Exhibit 3 attempted to show what the various structural arrangements seem to be. The non profit corporation is the most complex. It must be determined exactly what the Authority role should or should not be and develop some policies, as there are many weaknesses in the supervision of garages. The Parking Authority actually owns the garages or manages them for the city. Mr. Rauh also discussed unequal treatment of garage operators, and rebidding of contracts. Mrs. Brady discussed areas regarding rate setting as a policy concern of the Authority. In some instances the Parking Authority may want to reinvestigate and adjust rates accordingly.

With regard to internal controls, the Parking Authority may want to develop recommendations to insure that funds are properly accounted for. This will give the Authority some issues that it has not heard in the past.

In the area of management information, Touche Ross propose to develop a uniform accounting and reporting system to provide some basic tools needed for more effective supervision. Mr. Rauh stated that we need to evaluate the reasonableness of expenses and develop guidelines for preparing budgets, find problem areas and increase the effectiveness of the management effort.

Chairman Magnin stated that the matter would be taken under submission and that he concurs with the basic premise. He stated that there is no question that everything in Mr. Rauh's report is true, not demeaning the honor or integrity of the operators. There is no incentive to hold expenses down nor is he suggesting that they don't; the garages are extremely well managed.

Mr. Onorato stated that APF is not exactly a non profit corporation in that they are paid on a percentage of the gross income. He stated that the operators are supervised to a certain extent by audit control and furnish certified audits. By noon every day he knows the amount of money that went to the bank, number of gallons of gas, quarts of oil, etc. and that this can be verified. The money and receipts are so posted in the summary sheet.

Chairman Magnin then brought to the attention of those present a very complimentary article regarding parking in the city, which appeared in the San Francisco Examiner. It quoted Mrs. Brady to some extent and explained Parking Authority attempts to alleviate critical parking needs in San Francisco neighborhoods with the possible cooperation of the Board of Education in leasing phased out school play areas.

There being no further business the meeting was adjourned at 2:30 PM.

Respectfully submitted,

Margaret L. Brady, Director

PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

GEORGE R. MOSCONE, Mayor

Meeting Report - 409th Regular Meeting

Thursday, October 19, 1978
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

DEC 18 1978

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PRESENT

Authority Members: Donald Magnin, Chairman
Richard Guggenhime
Francis H. Louie
Dr. Michael J. McFadden

Authority Staff: Lucy Clancy, Recording Secretary
Benjamin Flores, Deputy City Attorney

Guests: S.E. Onorato, Onorato Garages, 550 Pine St., SF
Albert Petteruti, System Auto Parks, 555 Kearny St., SF
Robert Bacci, SF Council District Merchants, 5844 Gearly Blvd.SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
David A. Pansini, Savoy Corp., 2720 Taylor St., SF
Earl Christianson, Savoy Corp., Golden Gateway Garage, 250 Clay
S.C. Leonoudakis, Golden Gate Parking Co., 923 Folsom St., SF
Russell W. Presting, S.E. Onorato Garages, 550 Pine St., SF
Mervyn I. Silberberg, Council of Dist. Merchants, 3700 Sacramento
Harry J. Aleo, Council of Dist. Merchants, 4072 24th St., SF
Mrs. L.L. Gudemann, League of Women Voters, 1025 Broadmoor, SF
Charna E. Staten, Rides for Bay Area Commuters, Inc., 100 Van Nes

Absent: Margaret L. Brady, Director
Achille H. Muschi

Chairman Magnin called the meeting to order at 1:30 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes

The minutes of the Regular Meeting of August 17, 1978 and the Executive Meeting of September 21, 1978 were adopted as submitted.

3. Report of Legal Counsel - None

4. Amended Resolution No. 659 - Recommending Fixing the Minimum Denomination of Coin or Coins to be Deposited in Parking Meters in Neighborhood Shopping Areas

Chairman Magnin and Mr. Guggenhime reviewed the sense of this resolution for the benefit of guests present. Chairman Magnin then made the comment that this

resolution might be self-defeating. He said that when someone shops in a neighborhood for 24 minutes and deposits one or two pennies, they will abandon that meter within the prescribed time. However, if a nickel is deposited, they will hesitate to leave ahead of time, thus reducing turnover. He also mentioned that he seemed to recall objections from District Merchants.

At this point Mr. Robert Bacci and Mervyn Silberberg introduced themselves and voiced their objections to this resolution. Mr. Bacci said that pennies are still important and do buy a significant amount of time. He believes that nickels will discourage turnover of spaces and would not accomplish anything good.

Mr. Silberberg stated that a few years ago he took a petition before the Board of Supervisors to keep meters off Sacramento Street. He was against parking meters in neighborhoods from the beginning because of escalating rates and because sometimes parking meters make for less parking than two hour limited parking. He stated that people expect to pay less in the neighborhoods than they do downtown and keeping the pennies would be helpful to neighborhood residents.

Chairman Magnin stated that he feels nickel meters would be counter-productive. He stated that although the rates are not being changed, this resolution penalizes the person who wants to park for 12 or 24 minutes.

There were no further comments. No motion was made to adopt this resolution and Chairman Magnin stated that this was a dead issue.

5. Amended Resolution No. 662 - Recommending Adoption of Resolution Permitting Garages under Parking Authority Jurisdiction to Set Aside Special Spaces for Van Pools

Chairman Magnin read this resolution and called on Mr. Onorato for his comments. Mr. Onorato stated that some vans are 8 feet high and 18 feet long and the stalls will not hold them. He also mentioned that no garage wants to accept van pools and that if a rider comes in his own car they will have to accept subsitutes. Mr. Guggenhime informed him that only garages that can handle the pools would have to accept them. Ms. Charna Staten said that their vans are all 13' 3" long and 6' 9" high. The question came up as to how many spaces would have to be reserved for van pools and what would happen if these spaces were not utilized. Mr. Onorato reminded us that garages were required to install bicycle racks. He replaced three "beautiful" stalls with nine bicycle racks and it is interesting to note that as of today they do not have one-half of one bicycle in the garage. He also mentioned that at one garage someone drove in in a motor home and took up two spaces but only paid for one.

Mr. Guynn asked exactly what consitutes a van pool. If two people come in a van, is that considered a van pool? Mr. Flores stated that there could be language in the resolution regarding spaces, clearance, etc. and all matters would be resolved at open hearings.

Since there were still so many unresolved questions, Chairman Magnin stated that this resolution should be tabled and that it should be rewritten to be more specific; the wording as it now stands is too open ended. He said he is still concerned about turning the garages into what he termed "silo" parking and defeating the idea of the garages. Mr. Guggenhime questioned what are "recognized inter-city van pools".

Chairman Magnin stated than van pools may not be in the best interests of turnover parking and the resolution was tabled until the next meeting.

6. Unfinished Business
Approval to proceed with Sutter-Stockton Garage modifications

Chairman Magnin reviewed the modifications at the Sutter-Stockton Garage and recommended approval. Dr. McFadden so moved, seconded by Mr. Louie.

7. New Business
Review of rates for Seventh & Harrison Parking Plaza

Mr. Magnin called on Steve Leonoudakis for comment. Mr. Leonoudakis informed the members that there are 251 spaces in the garage and that it is virtually full by 8:00 or 9:00 in the morning. At that time 261 tickets have already been sold, which makes them oversold. Lines start backing up and as one car leaves another immediately takes its place. They cannot give the kind of service the public demands and one of the attendants was almost run down by an angry motorist. The present rates are 2 hours - 25¢, 4 hours - 55¢, with an 80¢ maximum for any time over 4 hours.

Chairman Magnin asked how many of the so-called all day parkers are city employees. Mr. Leonoudakis guessed that this is what has happened and the idea is to get in early and take the space all day for 80¢. Mr. Magnin asked what the general all day rate is in the area, to which Mr. Leonoudakis replied $1.00 to $1.25. To Mr. Magnin's questions, Mr. Leonoudakis replied that there are no monthly parkers at Seventh and Harrison Garage and that they would not be a benefit. Mr. Bacci seconded that the problem is horrible.

Mr. Guggenhime reviewed Mr. Wallace Wortman's suggestions as to rate increase, and it was agreed by all that although Mr. Wortman's opinion is respected, the rates needed to be increased still higher. Mr. Magnin felt that $1.50 would not discourage all day parkers. Mr. Guggenhime suggested that any time over four hours be charged at the rate of $1.75 or $2.00, which was agreed to by Dr. McFadden and Mr. Louie. It was finally agreed that the rates would be increased as follows:

1 hour	25¢
2 hours	50¢
3 hours	75¢
4 hours	$1.00
Over 4 hours	$1.75

Chairman Magnin asked that a resolution be so drawn.

Review of rates for Golden Gateway

This matter was put over to the next meeting pending receipt of more information

Resolution No. 663 - Requesting Funds for Parking Authority Operating Expenditures

This matter was not on the agenda. Chairman Magnin informed those present that it was a request for supplemental funds in the amount of $239 from the unappropriated

balance of the Off-Street Parking Fund for the purpose of providing the Operating Expenditure Budget with adequate funds for the balance of the current fiscal year. It was moved by Dr. McFadden and seconded by Mr. Louie that this resolution be adopted.

Ayes: Members Magnin, Guggenhime, Louie, McFadden
Noes: None
Absent: Member Muschi

There being no public discussion of agenda matters, Chairman Magnin adjourned the meeting at 2:15 PM.

Respectfully submitted,

Lucy M. Clancy
Recording Secretary

PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

[redacted]
Dianne Feinstein, Mayor

Meeting Report - 410th Regular Meeting

Thursday, November 16, 1978
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

JAN 15 1979

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PRESENT

Authority Members: Donald Magnin, Chairman
Richard Guggenhime
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Lucy Clancy, Recording Secretary

Guests: S.E. Onorato, Portsmouth Square, San Francisco
Ernie Yates, Local 665, 480 Valencia Street, SF
Russell Presting, Onorato Garages, 55 Lick Place, SF
Mark Rand, DPW, 460 McAllister Street, SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Albert Petteruti, System Auto Parks, 555 Kearny St., SF
Owen R. Brady, 535 39th Avenue, SF

Absent: Francis H. Louie
Dr. Michael J. McFadden

Chairman Magnin called the meeting to order at 1:35 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes

The minutes of the Regular Meeting of October 19, 1978 were adopted as submitted.

3. Report of Legal Counsel - None

4. Report of Director

Director Brady reported:

Performing Arts Center Garage is at a standstill until the law suit is settled. The Redevelopment Agency is ready to convey the property and issue demolition contracts. Due to the delay the garage will be more expensive than originally planned. We have been approached by the ballet because the site assigned to them is not large enough. They are negotiating with the Union Oil Station to possibly achieve the air rights. They approached us with regard to air rights. Director Brady stated that she would like permission from the Authority Members to write to the ballet people when and if all contingencies are met, that we see no particular objection to granting air rights.

Member Guggenhime moved that permission be granted to Mrs. Brady to enter into negotiations subject to consultation with the Bond Counsel. This was seconded by Member Muschi.

Ayes: Members Magnin, Guggenhime, Muschi
Noes: None
Absent: Members Louie, McFadden

Sutter-Stockton Addition - Mrs. Brady stated that she had sent to the Members notification of a meeting with regard to the relocation of the people involved and many other things that must be ironed out before we can go before the Board to ask whether or not they would be amenable to feasibility studies on this project.

Yerba Buena - The Parking Authority has been approached about a site at Third and Harrison Streets called Lots A and D. A proposal has been sent to the Redevelopment Agency regarding the use of one of these parcels so that we would not be constricted to an automobile stack-parking lot. There is a possibility of going across both parcels. The structure will accommodate approximately 450 cars. This matter is strictly in the talking stage and Mrs. Brady will meet with their architect and Conrad Associates on Friday to see whether the project is feasible. Chairman Magnin suggested that they explore the dual use of the property in order to get more property on the tax rolls. Director Brady stated that the Redevelopment Agency realizes that before they go ahead, the Parking Authority should be asked to work out joint use.

Polk Street - Mr. Mark Rand of Traffic Engineering reported that all the field work had been completed and they are now at a point where the project should be discussed with Director Brady, then go for cost estimates, after which public hearings will be held.

Mission-Bartlett - Mr. Rand reported that discussions have begun with the Bureau of Architecture and they are beginning some schematic drawings. He is looking toward a very preliminary submittal to the Art Commission next month. Possibly after the first of the year cost estimates will be received and public hearings held.

16th and Mission - Director Brady has received inquiries from Bill Evers and district merchants with regard to a small parking lot at 16th ahd Hoff Streets and another small area of open space. A Traffic Engineering report done about a year and a half ago indicated that there was no need for more parking in that area. A meeting will be held December 14 with Mr. Evers and people from the Mission Dolores area. They indicated that the preliminary stages of planning for more parking should begin to accommodate the new proposed development.

Use of School Properties - Director Brady indicated that she had met with Milton F. Reiterman and his staff. They indicated that 31 schools are being phased out. Mrs. Brady approached him particularly with regard to Yerba Buena School, which is near Lombard Street, and suggested metering that schoolyard for parking. There is the possibility that many of the phased out school play areas might be used for parking, one at the top of 17th Street where permit parking might be put in. Mr. Reiterman will send a full report on their various properties. Of course, Mr. Reiterman expects to receive the revenue from these parking areas. Possibly a joint effort could be worked out with Traffic Engineering and the Parking Authority. These properties will be used for parking on a temporary basis until ultimate use is determined.

Japanese Cultural Center - Director Brady stated that although this property has been losing money for 10 years, the Redevelopment Agency demands one new open lot for parking.

7th and Harrison - Mrs. Brady stated that the 7th & Harrison rate increase had been before the Finance Committee and that many of the unsuccessful bidders for this lease had strong objections to an increase at this time, indicating that the rates should have been reviewed before the garage went to bid. However, the Parking Authority was not aware of the problem of the Yerba Buena project closing many lots in the area. Mrs. Brady stated that she assured the Finance Committee and any other interested parties that before going to bid on any future facilities there will first be an intensive review of rates. One of the Supervisors objected to the 25¢ rate for the first hour stating that it was still too low. The Finance Committee then readjusted the rates for the first hour to 40¢ and the second hour to 65¢. This made for an inquity between the second and third hour which was left at 75¢. Mrs. Brady stated that she, Mr. Rand and Mr. Wortman would again review the rates and further amend them. Chairman Magnin asked Mrs. Brady to explain the philosophy of the Parking Authority with regard to the amenability of rates to the objecting Supervisor. He also stated that he was disturbed about the length of the lease. Mr. Guggenhime stated that there was no question that the protests are valid. Director Brady reiterated that the Yerba Buena Center project brought about drastic changes in the area that could not have been foreseen.

Levi-Strauss Plaza - Director Brady informed the members that on November 21 the Planning Commission will hold a hearing and EIR on Levi-Strauss Plaza. Mrs. Brady has contacted Mr. Okamoto and suggested that we are not necessarily attempting to expand our operations. She suggested this could be a public rather than a private garage in order to provide short-term parking and discourage long-term parkers, which is the policy of the City. It was brought out by Chairman Magnin that one of the long-standing policies of the Authority is that the public sector steps in only when the private sector is unable to provide parking. Mr. Muschi agreed with this statement. Mr. Guggenhime declined to comment on this matter citing a conflict of interest.

Golden Gateway - Director Brady stated that a request for an increase in rates has been received from Golden Gateway; however, all necessary material has not yet been assembled. She requested a special meeting before December 21 if reports are available. Therefore, this matter has again been put over, and Mr. Magnin agreed to call a special meeting upon notification from Mrs. Brady.

5. Unfinished Business

Van Pools - City Planning sent to the Board of Supervisors a resolution requesting that the Parking Authority adopt a policy permitting limited van pool monthly parking; setting rates and number of spaces available; requesting the Parking Authority to review program annually and make appropriate recommendations for change. The Parking Authority is not required to act today as this matter must first go before the Board.

Mr. Onorato suggested that van pools be placed under the jurisdiction of the Parking Authority open parking lots. He stated that to change the size of stalls in the garages would mean the loss of some stalls and thereby cause a hardship and van pools would be better confined to areas where there are open parking lots rather

than in buildings. Chairman Magnin asked that the Parking Authority assume the responsibility of notifying the garage operators when they may attend the Board meetings on this matter.

Performing Arts Center Garage - Director Brady informed the members that the Board had passed the resolution to pay $5,000 to the construction consultant and also the resolution to pay attorneys' fees incurred because of the WAPAC lawsuit. These resolutions should be signed by the Mayor within the next couple of days and Mrs. Brady asked for a motion authorizing the payment of these bills. Mr. Muschi so moved, seconded by Mr. Guggenhime.

Ayes: Members Magnin, Guggenhime, Muschi
Noes: None
Absent: Members Louie, McFadden

Touche Ross Proposal - Mrs. Brady said that she had spoken with Mr. Rudy Nothenberg regarding the Touche Ross proposal. He suggested that rather than hire a financial consultant or auditor on a short-term basis for one project, we include in our budget sufficient money to give us an ongoing regular auditor. Due to limitations imposed by Proposition 13, the Controller's Office can no longer provide a thorough annual audit. Chairman reviewed for the benefit of guests that Touche Ross had suggested a uniform system of accounting be established for city-owned garages so that all definitions will be the same throughout. At present the reporting systems are not consistent. Member Muschi moved for the acceptance of the Touche Ross proposal, seconded by Mr. Guggenhime.

Ayes: Members Magnin, Guggenhime, Muschi
Noes: None
Absent: Members Louie, McFadden

7. Public Discussion of Agenda Matters

Mr. Onorato reported that there is a construction job going on at Golden Gate Towers. Three towers are to be built on the square block of Van Ness, Golden Gate, Turk and Franklin Streets with a garage setup of one-for-one required for each apartment according to law, designed so that there will be additional parking space for visitors. There will be retail stores and shops. A 650 to 700 car garage is recommended, with the entrance on Van Ness Avenue and exits on Turk Street and Golden Gate Avenue. He will keep the Authority posted. Mr. Onorato said that a settlement has been reached with the Filipino Community for a lump sum and granting 2,000 square feet.

Mr. Albert Petteruti of System Auto Parks, referring to rate increases, suggested that in the future the rates be reviewed prior to a garage going out to bid and that a clause be included in the contract that rates cannot be increased for at least one year.

There being no further discussion, Chairman Magnin adjourned the meeting at 2:20 PM.

Respectfully submitted,

Margaret L. Brady
Director

PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

[redacted]

Dianne Feinstein, Mayor

Meeting Report - 411th Regular Meeting

Thursday, December 21, 1978
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

FEB 13 1979

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PRESENT

Authority Members: Donald Magnin, Chairman
Francis H. Louie
Dr. Michael J. McFadden
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Lucy M. Clancy, Recording Secretary

Guests: Robert Engle, Conrad & Associates, Oakland
G.J. Roullier, Savoy Corp., San Francisco
Earl Christians, Golden Gateway Garage, San Francisco
Mark Rand, DPW, 460 McAllister St., San Francisco
Mike Quan, DPW, 460 McAllister St., San Francisco
Mervyn Silberberg, District Council of Merchants, 3700 Sacramento St., San Francisco
Gail Bloom, City Planning, 100 Larkin St., San Francisco
Robert M. Adams, Jr., Golden Gate Parking Corp., 1400 Alcoa Bldg., San Francisco
Russell H. Presting, S.E. Onorato Garages, 55 Lick Place, SF
Ronald Brit, California Parking, 768 Sansome St., SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Albert Petteruti, System Auto Parks, 555 Kearny St., SF
Owen R. Brady, 535 39th Ave., San Francisco

Chairman Magnin called the meeting to order at 1:45 PM.

1. Roll Call indicated a quorum present. Chairman Magnin informed those present that Mr. Richard Guggenhime is no longer a member of the Parking Authority, having been transferred to the Board of Permit Appeals and stated that we will certainly miss him.

2. Adoption of Minutes

The minutes of the 410th Regular Meeting held November 16, 1978 were adopted as submitted.

3. Report of Legal Counsel - None

4. Report of Director

Director Margaret Brady reported that the 16th and Mission area is being revitalized. We are looking toward the acquisition of a parcel of property at 16th and Hoff. Traffic Engineering has indicated that the present time there is not a valid need for additional off-street parking in this area.

Director Brady reported that the rate increase for the 7th and Harrison Garage was passed at the last Board of Supervisors Meeting. However, at the Finance Committee meeting Supervisor Hutch indicated that 25¢ was an unrealistic rate for parking in San Francisco and the rates were thereby further increased to 40¢ for the first hour, 65¢ for the second hour. This increase was seconded by Supervisor Dolson, went to the Board of Supervisors and was passed.

5. Unfinished Business

Van Pools - Mrs. Brady reported that the City Planning Commission had sent a resolution to the Board of Supervisors requesting the Parking Authority to adopt a policy of permitting limited van pool monthly parking, setting rates and number of spaces available; requesting the Parking Authority to review program annually and make appropriate recommendations for change, and that we are now in the position of having a mandate from the Board of Supervisors. Director Brady has spoken to some of the garage operators and it is felt that we cannot properly set rates or make decisions until after more in-depth meetings. It was suggested that this item be held over to next month's meeting, and Chairman Magnin so ordered.

Sutter-Stockton Garage - Mrs. Brady reported that the first report on relocation costs, were such a project to be considered, appear to be 2.2 million dollars. This amount has nothing to do with acquisition of property. At the suggestion of Rudy Nothenberg other persons will come back to us with reports, and a resolution to the Board of Supervisors prepared as to whether it is their desire that we proceed in light of these expenses. Chairman Magnin suggested that it may be our responsibility to make a decision, whether negative or positive, then we can take the initiative and recommend to the Board for or against. If they choose to override, so be it. This matter was put over until further information is received.

6. New Business

Warren Simmons - Pier 39 - Director Brady attended a meeting with various interested parties. It was suggested that possibly Kirkland Yard, owned by PUC, might be a place to put public parking, but since the property is not ours we cannot move. John Wentz, Director of PUC, is having a study made of properties under PUC with regard to their ultimate use or disposition. This study would take anywhere from two to three months. Mr. Warren Simmons asked that they be heard at our meeting regarding the possibility of going into a public parking structure. Chairman Magnin called on Mr. Simmons' representative, Ms. Ann Moller, who handles public affairs for Pier 39. She stated that many parking problems are foreseen in the future, and enumerated the possibilities of creating a garage at Kirkland Yard using a floor and a half for buses. She emphasized that this is a waterfront plan, not merely a Pier 39 plan. They plan additional parking garages around the North Point area and discouraged parking north of Jefferson Street. Chairman Magnin then called on Mr. Baccarri, who stated that the Kirkland Yard would be a logical area particularly in light of the Levi Strauss development. He stressed that this is a waterfront plan also, not only a Pier 39 plan. Mr. Baccarri stated that there is great concern for the residents of the area. He asked that the Parking Authority research the area

keeping in mind that this is a number one tourist attraction and that office spaces are being developed and they will infringe on present parking. He stated that Kirkland Yard will take care of two services: Muni and parking above. He indicated that the Wastewater Sewer Project cuts off North Point. He stated that all off-street parking will be eliminated. Levi Strauss will employ 4500 or more. He questioned whether anyone has approached the longshoremen about their facility and its use. Buses would use facility late at night - midnight to 6:00 AM.

Another representative from Pier 39 was Mr. Nick Hoppe. He also stated that this was not solely a Pier 39 project, but a city project to benefit the entire area. He stated that a congestion problem exists when the Pier 39 garage fills up and the only way to alleviate it is to put in more parking.

Chairman Magnin clarified with Mr. Baccarri the question that his request was that the Parking Authority only investigate the situation. Mr. Baccarri replied in the affirmative - to see if it is feasible under jurisdiction of the PUC and to find out if it can become a reality.

Member Muschi asked what PUC has investigated. Mr. Baccarri replied that he does not have the contents of that report, but it seems to be very encouraging. They are finding that the yard cannot be moved. Mr. Baccarri again stated that they are most concerned with the neighborhood - people will be coming to work and they will park in the garage or they will park on the sidewalk. He asked that we see how closely we can work with PUC and that steps be taken to explore this thoroughly. Member McFadden asked whether the residents in that area have been in opposition to the plan and Mr. Baccarri said he did not think so. Member Muschi asked whether we are going to alert PUC that we will be looking into this. Mr. Baccarri stated that he does not know how far the Authority can go, but he knows PUC is investigating.

In view of the statements from the various representatives that this is a waterfront project, Director Brady stated that the Parking Authority received a letter and a telephone call from Mr. Warren Simmons requesting that they be heard at the next Parking Authority meeting. Chairman Magnin also stated that he received a telephone call from Mr. Warren Simmons regarding the same issue.

Mr. Hoppe requested that in effect the Parking Authority acquire or assist in the acquisition of air rights over Kirkland Yard. He stated that Pier 39 certainly needs parking but would like to think that the entire area needs parking. Chairman Magnin stated that there is nothing that can be proven more wrong than the words "never" and "always", and with that, it has "always" until this point, been the policy of the Parking Authority not to provide "silo" parking. We should not be responsible for the storage of all-day vehicles, but turn over facilities, fixtures and garage to the short-term parker, and discourage all-day parkers; there is no feasible way to provide all-day parking. If the prime purpose of this structure would be to house workers of Levi Strauss we would not be in sympathy with going much further. Our rates would reflect that we discourage long-term parkers by putting in high rates. Mr. Baccarri reiterated that this is a project for the entire area and that within two years 14,000,000 people will be visiting there, so we can be well assured of turnover in traffic.

Mr. Casovitz, Chairman of the Telegraph Hill Dwellers, was next to speak. He stated that whenever more parking is introduced the congestion becomes worse and since Pier 39 it is almost impossible. Most residents don't feel they need a parking structure but they need relief from people who bring their cars into town; reduce the number of

automobiles and create more public transportation. Simmons' garage is filled up; there is no point in providing another garage next to it which will also be filled up in two months. People look out at a 40', 3 floor parking structure which is lighted until 4:00 AM and which is nothing but an eyesore. Pier 39 was built as a public not a private garage; it has validation; transient people do a lot of damage to people who live in the area. Mr. Casovitz stated that Telegraph Hill residents have fought public parking strongly beginning with Washington Square. He stated they don't need parking garages and long-term parking should be discouraged; that preferential parking should be put in.

Chairman Magnin asked for further comments. There being none, he asked Mrs. Brady to investigate the advisability of the Authority becoming involved in the acquisition of air rights in order to build a garage.

Rate Increase for Golden Gateway - Director Brady apologized for the delay in getting to this matter and informed those present that Golden Gateway is the one garage where any surplus funds accrued must be applied to their indenture so that bonds may be retired early without a penalty, and they have been so doing. After some discussion it was agreed that the rates be adjusted as follows:

1 hour	75¢
2 hours	$1.50
3 hours	$2.25
4 hours	$3.25
5 hours	$4.25
6 hours	$5.50
7 hours	$6.50 (maximum)
Monthly parking	$85.00

Member McFadden moved that a resolution recommending these changes to the Board of Supervisors be drawn up. Thiswas seconded by Member Muschi.

Ayes: Members Magnin, Louie, McFadden, Muschi
Noes: None

Union Street - Director Brady received a request from Mr. Joseph R. Kissell regarding a plat of land to be purchased in the amount of $950,000 for parking on Union Street. After investigation by DPW it was found that, considering the number of spaces that would be added and the cost involved, this plan is not feasible at this time.

Churchill Alley - Director Brady reported that the Real Estate Department and Traffic Engineering looked over this property. At the present time there is a private garage on the site. It would be possible to put parking underneath. Open space people have requested the right to take it by eminent domain. A letter has been received from Supervisor Molinari strongly supporting this request for open space purchase.

Laguna Honda and Yerba Buena Schools - Mrs. Brady informed those present that we have received a resolution from the San Francisco Unified School District directing the Assistant Superintendent of Management Services to negotiate with the Parking Authority for the lease of portions of selected school yards adjacent to unused or under utilized school buildings. The Assistant Superintendent is also directed to negotiate a lease that provides the highest possible monetary return to the SFUSD.

Tokens - We have been requested to investigate the use of tokens, but this does not seem feasible at this time.

Touche Ross - Director Brady stated that it was suggested by Mr. Rudy Nothenberg that we put into our annual budget an item that would provide us with the services of an outside accountant and auditing firm. We have also been directed by Mr. John Farrell and the new mayor has indicated that we should attempt to lease out or contract out whatever services we can as the Controller's Office is presently overburdened and shorthanded. Therefore, we are requesting permission to put an item into the budget with regard to hiring Touche Ross so that it can be discussed with the Mayor and the Board. The charges are not to exceed $40,000 for the first year. Mr. Rauh would work with Mrs. Brady and other agencies in the city and would be in a position to estimate what the cost would be. A one-time, first year cost would be approximately $40,000, to be followed by smaller costs in later years.

Member Muschi moved that this item be put into the budget, seconded by Member McFadden.

Ayes: Members Magnin, Louie, McFadden, Muschi
Noes: None

Performing Arts Garage - Mr. Engle from Conrad Associates asked to go over plans and specifications for the Performing Arts Garage to make minor modifications that will not affect the design as approved by the Planning and Arts Commissions. This will save on expenses as we go along. Mr. Engle will have final drawings ready in time to go to bid. He is asking the Authority to empower Mrs. Brady to write to Tudor. The Authority so approved.

Resolution re Mayor Moscone - Chairman Magnin asked the City Attorney be requested to draw up an appropriate resolution to be presented to the family of Mayor Moscone expressing the sentiments of the Parking Authority and staff.

7. Public Discussion of Agenda Items

The representative of the Telegraph Hill Dwellers suggested that parking meters be added in two locations: South side of Union between Stockton and Columbus and the east side of Columbus between Union and Filbert; he emphasized the need for parking meters. Mark Rand informed him that they are now completing the survey of parking in that area and requests regarding meter installations will be heard when this matter goes to public hearing.

8. Adjournment

There being no further discussion, Chairman Magnin adjourned the meeting at 3:10 PM.

Respectfully submitted,

Margaret L. Brady
Director

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